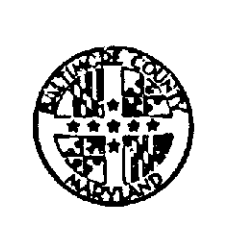


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August 17, 1984
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DATE 12-2-87
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Operating Engineer #37 R-86-343
Parcel 1 - NW/4 Cor. Garrison Forest Rd.
1.311.62' NW of the C/L of
Garrison Forest Rd. and Crondall Lane

R-86-343
#8

R-86-343
#8



County Board of Appeals of Baltimore County
Room 200 Court House
Towson, Maryland 21204
(301) 494-3180

August 5, 1986

S. Eric DiNenna, Esquire
406 W. Pennsylvania Avenue
Towson, MD 21204

Re: Case No. R-86-343
Operating Engineers
Local #37 Pension Fund

Dear Mr. DiNenna:

We attach hereto a copy of the corrected page #4 of the Order issued on June 26th in the above entitled case. This page contained a typographical error regarding the year which now has been corrected and duly initialed by the Chairman of the Board.

Therefore, please discard page #4 of your copy of this Order and replace it with the enclosed corrected page #4. Thank you.

Very truly yours,

Edith F. Eisenhart
Edith F. Eisenhart,
Adm. Secretary

cc: Phyllis Cole Friedman
Norman E. Gerber
James G. Howell
Arnold Jablon
Jean M. H. Jung
James E. Dyer
James Earl Kraft

IN THE MATTER OF THE APPLICATION OF OPERATING ENGINEERS LOCAL #37 PENSION FUND FOR RECLASSIFICATION FROM D.R. 1 to M.L.-I.M. NW CORNER GARRISON FOREST ROAD AND CRONDALL LANE; and BEG. 1.311.62' NW OF C/L OF GARRISON FOREST ROAD AND CRONDALL LANE 4th DISTRICT

BEFORE
COUNTY BOARD OF APPEALS
OF
BALTIMORE COUNTY
NO. R-86-343
Item #8
Cycle II, 1985

OPINION

This case comes before the Board of Appeals on a petition for reclassification of two parcels of land from D.R. 1 to M.L.-I.M., one parcel containing 2.12 acres and the second parcel containing 1.71 acres, for a total of 3.83 acres. From this total a lot is being created on the corner of Garrison Forest Road and Crondall Lane to accommodate an existing residence, leaving only some 3+ acres to be considered for reclassification. Both of these parcels are roughly triangular in shape, and both parcels lie along the easterly boundary of the entire parcel. It is the Petitioner's assertion that the zoning designation of D.R. 1 on these small, irregularly shaped parcels is the result of a drafting error in the location of the zoning boundary lines.

Mr. Richard Carter, contract purchaser, first testified for the Petitioner. He stated that he desired to have the parcels rezoned so that the property lines and the zoning lines were in proper relation to each other. He also testified that a 2.30 acre parcel in the southeast corner of the main property was to be created and a large manor-type home, now in existence on the property, was to be relocated onto this 2.3 acre site.

Mr. J. S. Smith, engineer, next testified. He prepared the plat entered as Petitioner's Exhibit #1. Mr. Smith testified that an actual physical survey of the site containing some 103+ acres established that 98+

OPERATING ENGINEERS - #R-86-343

acres was zoned M.L.-I.M. but 5+ acres remained D.R. 1; i.e., the two parcels in question. It was his opinion that these two parcels were created through a drafting error on the location of the zoning lines.

Mr. Frederick P. Klaus, real estate appraiser and developer, was the last witness for the Petitioner. Mr. Klaus stated that the manor-type home on the site could be moved to the proposed location. He also noted the area of low, swampy ground to the rear of the proposed site that cannot be developed. He also testified that the entire eastern boundary of the site is heavily wooded. Petitioner's Exhibits #7 and #8 were entered during his testimony; Exhibit #7 being the Planning Board's Comments, and Exhibit #8 being the report of the Director of Planning to the Planning Board, both indicating the possible drafting error. Mr. Klaus also noted that the proposed residential lot for the manor house would also remove any additional access points to the industrial park.

Mr. James G. Howell, Planner for Baltimore County, testified as to the Comments and recommendations prior evidenced, and testified that the entire site was an issue in the 1984 map process and that the two parcels in question were probably a drafting error. This concluded Petitioner's case.

Ms. Lisa Kerr, Executive Director, Valleys Planning Council, testified in opposition to the proposed 25 foot wide D.R. 1 area along the entire eastern property line. Ms. Kerr entered People's Counsel's Exhibit #3, a color coded plat showing a desired 75 foot wide buffer strip. Her concern was the possible domino effect of this requested reclassification unless a larger than 25 foot wide buffer strip be provided.

Mr. Joseph Thompson, Jr., Mr. Edwin Jarrett and Mr. John Keller also testified. All are residents of the area and noted the rural atmosphere

PETITION FOR ZONING RE-CLASSIFICATION
SPECIAL EXCEPTION AND/OR VARIANCE

TO THE COUNTY BOARD OF APPEALS OF BALTIMORE COUNTY:
The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition (1) that the zoning status of the herein described property be re-classified, pursuant to the Zoning Law of Baltimore County, from an DR1 zone to an ML-I.M. zone, for the reasons given in the attached statement; and (2) for a Special Exception, under the said Zoning Law and Zoning Regulations of Baltimore County, to use the herein described property, for _____

RECEIVED
COUNTY BOARD OF APPEALS
MAR 23 1987

(3) for the reasons given in the attached statement, a variance from the following sections of Zoning Law and Zoning Regulations of Baltimore County:

MAP 25
11/23/84
DISTRICT 4
D to 10
TYPE 1
REASONING 1
BY 1
ST.

Property is to be posted and advertised as prescribed by The Baltimore County Code.

I, or we, agree to pay expenses of above Re-classification, Special Exception and/or Variance, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Contract Purchaser: (Type or Print Name) Signature Address City and State	Legal Owner(s): Operating Engineer #37 Pension Fund (Type or Print Name) Signature (Type or Print Name) Signature c/o S. Eric DiNenna 406 W. Pennsylvania Ave., 296-6820 Address Towson, Maryland 21204 City and State Name, address and phone number of legal owner, contract purchaser or representative to be contacted Name Address Phone No.
Attorney for Petitioner: S. Eric DiNenna (Type or Print Name) Signature 406 W. Pennsylvania Avenue Address Towson, Maryland 21204 City and State Attorney's Telephone No.: 296-6820	

OPERATING ENGINEERS - #R-86-343

that now exists and their desire to maintain this. All of these gentlemen asked that the buffer strip of D.R. 1 be increased from the proposed 25 feet to something greater as a protection from the possible effect of commercial utilization upon their properties. This concluded the testimony in this case.

From the testimony and evidence received, the Board is of the opinion that the demarcation lines as they now exist are in error. Throughout the entire comprehensive mapping process the site is referred to as being 103+ acres. Nowhere is it mentioned that the 5+ acres fall within the D.R. 1 area. While there is no requirement that zoning demarcation lines follow property lines, it is only good housekeeping to have them do so when possible. This affords better understanding of possible land use to all affected property owners. Had the zoning lines in this case coincided with the property lines, the entire site would have been zoned M.L.-I.M. on the 1984 map. The Petitioner has offered a 25 foot strip of D.R. 1 along the entire eastern property line and two D.R. 1 residential areas at the southeast corner of the site. These two residential lots are not before this Board at this time so no ruling on them is forthcoming, but the Board will note the testimony produced regarding their creation. The Board is of the opinion that the 25 foot wide D.R. 1 line as proposed serves two purposes. The requirements of §253.4 of the Baltimore County Zoning Regulations (BCZR) limiting buildings to only within 100 feet of a residential zoning line actually provides 125 feet of buffer area. The placing of this zoning line 25 feet inside the property lines also is a clear indication that no further expansion of the M.L.-I.M. zoning would be favorably looked upon. For all of the above reasons, the Board is of the opinion that the zoning lines as now exist are, in fact, in error and will so order.

OPERATING ENGINEERS - #R-86-343

ORDER

For the reasons set forth in the foregoing Opinion, it is this 26th day of June, 1986, by the County Board of Appeals, ORDERED that the reclassification petitioned for, be and the same is hereby GRANTED, and that the zoning lines on the subject site be redrawn as shown on Petitioner's Exhibit #1.

Any appeal from this decision must be in accordance with Rules B-1 through B-13 of the Maryland Rules of Procedure.

COUNTY BOARD OF APPEALS
OF BALTIMORE COUNTY

William T. Hackett
William T. Hackett, Chairman

William R. Evans
William R. Evans

Leroy W. Smither
Leroy W. Smither

IN THE MATTER OF OPERATING ENGINEER LOCAL #37 PENSION FUND FOR A PETITION FOR RECLASSIFICATION

BEFORE THE
BOARD OF APPEALS
FOR
BALTIMORE COUNTY
Case No.

MEMORANDUM IN SUPPORT OF RECLASSIFICATION PETITION

Your Petitioner, Operating Engineer Local #37 Pension Fund, by S. Eric DiNenna, S. Eric DiNenna, P.A. and DiNenna, Mann & Breschi, in support of its Reclassification Petition, and in accordance with the Baltimore County Code, respectfully says:

1. That in the adoption of the Comprehensive Zoning Map, of 1984, the Baltimore County Council erroneously zoned the subject property in a DR 1 classification;
2. That the County Council had intended a buffer zone to be created between the industrially zoned property as well as the residentially zoned property adjoining thereto but as can be seen by the Comprehensive Zoning Map as adopted, zoned same and in such a configuration as to be erroneous;
3. That your Petitioner wishes to maintain a buffer between the ML classification and the DR 1 classification in conformance with the intent of the Baltimore County Council in its adoption of the Comprehensive Zoning Map.

WHEREFORE, in addition to the above-captioned reasons, your Petitioner respectfully prays that the Board of Appeals grant a

reclassification in accordance with the Petition filed hereto as well as other reasons to be given at the time of hearing.

S. ERIC DINENNA
S. ERIC DINENNA, P.A.
DINENNA, MANN & BRESCHI
406 W. Pennsylvania Avenue
Towson, Maryland 21204
(301) 296-6820

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 4th Date of Posting: 4-3-86
Posted for: Reclassification
Petitioner: Operating Engineers #37 Pension Fund
Location of property: Parcel #1 NW Corner Garrison Forest Rd. and Crandall Lane - Parcel #2 Beg. @ 1,331.62' NW of the c/c of Garrison Forest Rd. and Crandall Lane
Location of signs: Signs located on NW corner of Garrison Forest Rd. & Crandall Lane and 1 sign 1,332' to rear of lot corner
Remarks: and 1 sign 1,332' to rear of lot corner
Posted by: A.J. med Date of return: 4-11-86
Number of Signs: 2

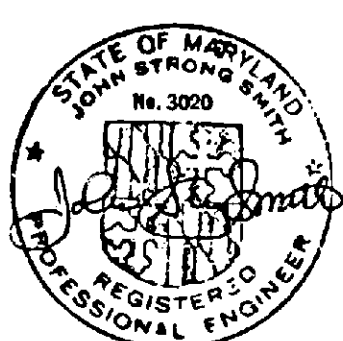
FROM THE OFFICE OF
GEORGE WILLIAM STEPHENS, JR. & ASSOCIATES, INC.
ENGINEERS
P.O. BOX 8828, TOWSON, MARYLAND 21204

Description to Accompany A Petition For
A Zoning Reclassification From DR 1 to
ML-1M August 15, 1985

(AREA "A")
Point of beginning being located N 20° 19' 11" W 127.63 Feet ± from the P.I.
of the centerlines of Garrison Forest Road and Crandall Lane, thence in a clockwise
direction:
1. S 02° 03' 18.4" E 99.52 Feet ±
2. S 74° 41' 40.6" W 66.86 Feet ±
3. N 24° 35' 09" W 1,035.92 Feet ±
4. S 73° 13' 50.5" W 299.18 Feet ±
5. N 61° 15' 16.5" E 311.22 Feet ± And
6. S 29° 50' 04.5" E 985.25 Feet ± to the place of beginning.
Containing 1.71 Acres of land more or less.

(AREA "B")
Point of beginning being located N 54° 52' 13" W 1,331.62 Feet ± from the P.I.
of the centerlines of Garrison Forest Road and Crandall Lane, thence in a clockwise
direction:
1. N 12° 56' 02" W 989.61 Feet ±
2. S 83° 08' 22.1" E 210.61 Feet ± And
3. S 00° 03' 28.5" W 881.47 Feet ± to the place of beginning.
Containing 2.12 Acres of land more or less.
(TOTAL AREA "A" AND AREA "B" = 3.83 Ac. ±)

(THIS DESCRIPTION IS FOR ZONING PURPOSES ONLY).



BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3353

ARNOLD JABLON
ZONING COMMISSIONER
April 22, 1986

JEAN M. H. JUNG
DEPUTY ZONING COMMISSIONER

S. Eric Dinenna, Esquire
406 West Pennsylvania Avenue
Towson, Maryland 21204
RE: PETITION FOR ZONING RECLASSIFICATION
Parcel No. 1 - NW corner, Garrison Forest Rd. and Crandall La.
Parcel No. 2 - Beg. @ 1,331.62' NW of the c/c of Garrison Forest
Rd. and Crandall La.
4th Election District
Operating Engineer #37 Pension Fund - Petitioner
Case No. R-86-343 (Cycle II, Item No. 8)

Dear Mr. Dinenna:

This is to advise you that \$425.25 is due for advertising and posting of the above property. This fee must be paid before an Order is issued.

Please make the check payable to Baltimore County, Maryland, and remit to Ms. Margaret E. du Bois, Zoning Office, Room 113, County Office Building, Towson, Maryland 21204, before the hearing.

Sincerely,
Arnold Jablon
Zoning Commissioner

AJ: med

BALTIMORE COUNTY, MARYLAND No. 021621
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

DATE: 5/8/86 ACCOUNT: R-01-615-000
AMOUNT: \$125.25
Operating Engineers Benefit Fund Local 37,
111 Cherry Hill Rd., Balto., Md. 21225
RECEIVED FROM:
Advertising and posting re Case #R-86-343
(Cycle II, Item No. 8)
FOR: \$ 092****42525: a 50857
VALIDATION OR SIGNATURE OF CASHIER

CHI

406 WEST PENNSYLVANIA AVE.
TOWSON, MARYLAND 21204
(301) 296-6820

May 6, 1986

RE: Case No.: R-86-343
Garrison Forest Road and
Crandall Lane
Operating Engineer #37
Pension Fund - Petitioner

Dear Mr. Commissioner:

Enclosed herewith please find a check made payable to Baltimore County, Maryland in the amount of \$425.25 in payment of the posting and advertising costs concerning the above-captioned matter.

By copy of this letter, I am notifying the County Board of Appeals of the payment of these costs.

Very truly yours,

S. ERIC DINENNA

SED:kar

cc: Board of Appeals
Richard Carter

Enclosure

RE: PETITION FOR RECLASSIFICATION : BEFORE THE COUNTY BOARD OF APPEALS
FROM D.R. 1 TO M.L.-I.M. ZONE : OF BALTIMORE COUNTY
Parcel 1: NW Corner Garrison Forest Rd.; Parcel 2: Beginning at a Point 1,331.62' NW of the Garrison Forest Rd. & Crandall La., 4th District
OPERATING ENGINEERS #37 PENSION FUND, Petitioner

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notices should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

Phyllis Cole Friedman
Phyllis Cole Friedman
People's Counsel for Baltimore County

Peter Max Zimmerman
Peter Max Zimmerman
Deputy People's Counsel
Room 223, Court House
Towson, Maryland 21204
494-2188

I HEREBY CERTIFY that on this 7th day of February, 1986, a copy of the foregoing Entry of Appearance was mailed to S. Eric Dinenna, Esquire, 406 W. Pennsylvania Ave., Towson, MD 21204, Attorney for Petitioner.

Peter Max Zimmerman
Peter Max Zimmerman

"DUPLICATE"
CERTIFICATE OF PUBLICATION

TOWSON, MD., April 10, 1986
THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., appearing on April 10, 1986.

THE JEFFERSONIAN,

18 Kentish
Publisher

Cost of Advertising
35.75

CERTIFICATE OF PUBLICATION

TOWSON, MD., April 10, 1986
THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., appearing on April 10, 1986.

THE JEFFERSONIAN,

18 Kentish
Publisher

Cost of Advertising
35.75

CERTIFICATE OF PUBLICATION

TOWSON, MD., April 9, 1986
THIS IS TO CERTIFY, that the annexed advertisement was published in the TOWSON TIMES, a weekly newspaper printed and published in Towson, Baltimore County, Md., appearing on April 9, 1986.

TOWSON TIMES,

18 Kentish
Publisher

59.50

R-86-343

"DUPLICATE" CERTIFICATE OF PUBLICATION

TOWSON, MD., April 2, 1986

THIS IS TO CERTIFY, that the annexed advertisement was published in the TOWSON TIMES, a weekly newspaper printed and published in Towson, Baltimore County, Md., appearing on April 2, 1986.

TOWSON TIMES,

B. Kenetick
Publisher

59.50

R-86-343

S. Eric DiNenna, Esquire
406 West Pennsylvania Avenue
Towson, Maryland 21204

March 27, 1986

NOTICE OF HEARING

RE: PETITION FOR ZONING RECLASSIFICATION
Parcel No. 1 - NW/cor. Garrison Forest Rd. and
Crandall La.
Parcel No. 2 - Beg. @ 1,331.62' NW of the c/l of Garrison
Forest Rd. and Crandall La.
4th Election District
Operating Engineer #37 Pension Fund - Petitioner
Case No. R-86-343 (Cycle II, Item No. 8)

TIME: 10:00 a.m.

DATE: Tuesday, April 29, 1986

PLACE: Room 218, Courthouse, Towson, Maryland

BALTIMORE COUNTY, MARYLAND
OFFICE OF PLANNING & REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. 006877

DATE: 8/29/85 ACCOUNT: 01-615-000

AMOUNT: \$ 100.00

RECEIVED FROM: S. Eric DiNenna, P.A.

FOR: Re-class. N.W. cor. Crandall La.

to Garrison Forest Rd.

8 2075*****1000012 22261

VALIDATION OR SIGNATURE OF CARRIER

DINENNA, MANN & BRESCHI
ATTORNEYS AT LAW

S. ERIC DINENNA, P.A.
JAMES L. MANN, JR., P.A.
GEORGE A. BRESCHI, P.A.
ROBERT A. BRESCHI

406 WEST PENNSYLVANIA AVE.
TOWSON, MARYLAND 21204
(301) 296-6820

February 13, 1986

County Board of Appeals
Court House
Towson, Maryland 21204

ATTENTION: William Hackett, Chairman

RE: Reclassification Petition
Cycle II
Item No. 8
Operating Engineers, Petitioner
Location: Garrison Forest Road and
Crandall Lane

Dear Mr. Chairman:

This is to confirm that the above-captioned matter is being set for hearing on April 29, 1986.

I appreciate your cooperation in this matter.

Very truly yours,

S. Eric DiNenna
S. ERIC DINENNA

SED:kar

cc: James Dyer
Richard Carter

RECEIVED
COUNTY BOARD OF APPEALS
MAR 19 1986

HAR SINAI CONGREGATION

April 25, 1986

Mr. William Hackett, Jr.
Chairman, Board of Appeals of
Baltimore County
County Court House
Towson, Maryland 21204

Re: Owings Mills Business Park
on Crandall Lane

Dear Mr. Hackett:

The Har Sinai Congregation which owns a Cemetery on Garrison Forest Road at Crandall Lane strongly supports the position that a buffer should be drawn 100 feet inside the property line of the property designated as the Owings Mills Business Park on Crandall Lane.

The Congregation purchased the cemetery property years ago specifically to create a tranquil atmosphere where people could bury their relatives and friends in a setting of peace and beauty. To destroy the integrity of this beautiful countryside by placing a business park in this area is insult enough. To not at least create a buffer zone would be adding much injury to this insult.

We strongly urge that the county create this buffer zone.

Sincerely,

Fred Goldman
Fred Goldman

Executive Administrator

FG/br

RECEIVED
COUNTY BOARD OF APPEALS
MAR 28 1986

6300 Park Heights Avenue • Baltimore, Maryland 21215 • (301) 764-2882

THE VALLEYS PLANNING COUNCIL, INC.

P.O. Box 5402
Towson, Maryland 21204
Valley 8-7807

Board of Appeals
Baltimore County
Towson, Maryland 21204

Be it resolved that Mrs. Lisa Keir, who resides at 11806 Greenspring Avenue, Owings Mills, Maryland, 21117, is the executive director of the Valleys Planning Council and was duly authorized by the Board of Directors at their meeting of April 1, 1986 to speak for the Council on matters of zoning before the Board of Appeals.

The Geographical Boundaries of the Valleys Planning Council are as follows: The Western Maryland Railroad on the west, 695 on the south, I-83 on the east and on the north, generally, by an arc between Glyndon on the west and the interchange of the Harrisburg Expressway and Belfast Road on the East.

The membership of the Council consists of some 500 land owners and 10 community associations.

Richard B. Buck
Richard B. Buck
President

Alex G. Fisher
Alex G. Fisher
Secretary

ITEM NO. 8

PROPERTY OWNER: Operating Engineer #37 Pension Fund ACREAGE: 3.8
LOCATION: N/W corner of Garrison Forest Road and Crandall Lane
ELECTION DISTRICT: 4 COUNCILMANIC DISTRICT: 3

RECOMMENDED DATE OF HEARING: Week of April 21, 1986

ZONING PRIOR TO ADOPTION OF 1984 COMPREHENSIVE ZONING MAP: M.L.-I.M.; D.R. 1
EXISTING ZONING: D.R. 1
REQUESTED ZONING: M.L.-I.M.

PLANNING BOARD RECOMMENDATION: M.L.-I.M.

This 3.8-acre parcel of land is a portion of the easternmost edge of a 103-acre property zoned for industrial use. The area to the east can be characterized as low-density residential. The petitioner is requesting a change from D.R. 1 to M.L.-I.M. zoning and has chosen to submit plans that do not show a proposed use for the property.

Prior to the adoption of the 1984 Comprehensive Zoning Map, this property was zoned M.L.-I.M. and D.R. 1. During the preparation and processing of the map, the zoning of the subject property was identified as a specific issue by the County Council (Item No. 3-266). The Planning Board recommended M.L.-I.M. zoning here. The County Council adopted M.L.-I.M. zoning, providing for a buffer strip of D.R. 1 zoning along the easternmost boundary of the site.

The Planning Board believes that the irregular course of the zoning boundary line as it traverses the overall 100-acre site is the result of a drafting error during the preparation of the 1984 Comprehensive Zoning Map and that said line should be adjusted.

It is therefore recommended that the petitioner's request for M.L.-I.M. zoning be granted.

Item No. 4 is a request for a change from R.O. to the B.L. zoning classification and includes a documented site plan proposing the construction of a Savings and Loan. The zoning of this property was identified as a specific issue (4-51) during the processing of the 1984 Comprehensive Zoning Map. The Planning staff and the Planning Board recommended the retention of R.O. zoning; the County Council reaffirmed R.O. zoning here. The Director is of the opinion that the existing zoning provides for a reasonable use for the land and that the zoning map is correct.

Item No. 5 is a request for a change from O-1 to the B.M.-C.T. zoning classification. The zoning of this property was identified as a specific issue (4-44) on the 1984 Comprehensive Zoning Map. The Planning staff and Planning Board recommended, and the County Council adopted, O-1 zoning here. After reviewing this petition, it is the Director's opinion that this request should be granted. The B.M.-C.T., not the O-1 zoning, would be in conformance with the master plan for Towson. Further, the acreage of the site is not in conformance with the 2-acre minimum set forth in the Baltimore County Zoning Regulations. Also, it should be noted that the petitioner is preparing restrictive covenants for the property that will preclude any strip-commercial use of the site.

Item No. 6 is a request for a change from D.R. 5.5 to R.O. zoning. The zoning of this property was identified as a specific issue (4-4) during the processing of the 1984 Comprehensive Zoning Map. The Planning staff and Planning Board recommended the retention of D.R. 5.5 zoning; the County Council reaffirmed D.R. 5.5 zoning here. The Director believes that the existing zoning provides for a reasonable use for the land and that the zoning map is correct. The property currently contains a two-story dwelling. Further, it should be noted that the County Board of Appeals (CBA) granted a special exception to permit the conversion of the dwelling for use as a boarding house; that the Circuit Court affirmed the CBA's decision, and the matter is now pending the Court of Special Appeals on appeal (Zoning Petition No. 84-52-X).

Item No. 7 is a request for a change from B.L.-C.R. and R.C. 2 to a B.R.-C.R. zoning classification with a special exception for used car sales. It is the opinion of the Director that the existing zoning provides for a reasonable use for the land and that the zoning map is correct. Further, the Director believes that the R.C. 2 zoning cannot be reclassified to B.R.-C.R. because it does not meet the requirement of Section 1A00.3A. of the Baltimore County Zoning Regulations. Several other comments should be made concerning this request. The specific plan accompanying the special exception delineates development that would be more desirable than that which existed here in recent years. Finally, it was the intention of the Planning staff during the preparation of the initial Comprehensive Zoning Map (1971) to recommend zoning classifications in rural areas that recognized existing uses.

Item No. 8 is a request from D.R. 1 to the M.L.-I.M. zoning classification. The zoning of this property was identified as a specific issue (part of 3-266) during the processing of the 1984 Comprehensive Zoning Map process. It is the Director's opinion that a drafting error was made at that time by the Planning staff and that the subject request should be granted.

Page 5

DINENNA, MANN & BRESCHI
ATTORNEYS AT LAW

S. ERIC DINENNA, P.A.
JAMES L. MANN, JR., P.A.
GEORGE A. BRESCHI, P.A.
ROBERT A. BRESCHI

406 WEST PENNSYLVANIA AVE.
TOWSON, MARYLAND 21204
(301) 296-6820

August 1, 1986

Mr. William T. Hackett
Chairman
County Board of Appeals
Courthouse
Towson, Maryland 21204

RE: Petition of Operating Engineers
Local No. 37 - Pension Fund
Case No.: R-86-343
Cycle II - 1985

Dear Mr. Hackett:

I just recently again reviewed the Opinion concerning the above-captioned matter and it must be noted that the date of your Order is June 26, 1985, instead of the correct date 1986.

I will suggest this date be changed by an Order nunc pro tunc and forwarded to all parties as a clerical error and correction.

Thank you for your cooperation.

Very truly yours,

S. Eric DiNenna
S. ERIC DINENNA

SED:kar

cc: Ms. Phyllis Cole Friedman
Mr. Richard Carter

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

November 5, 1985

COUNTY OFFICE BLDG.
111 W. Chesapeake Ave.
Towson, Maryland 21204

S. Eric DiNenna, Esquire
406 West Pennsylvania Avenue
Towson, Maryland 21204

RE: Item No. 8 - Cycle II
October 1985 - April 1986
Petitioner - Operating Engineer,
#37 Pension Fund
Classification/Redistricting Petition

Dear Mr. DiNenna:

This Reclassification/Redistricting petition has been timely filed with the Board of Appeals for a public hearing within the second zoning cycle since the adoption of the current zoning maps. The petition has been reviewed by the Zoning Office as to form and content and has also been reviewed by the Zoning Plans Advisory Committee. The review and enclosed comments from the Committee are intended to provide you and the Board of Appeals with an insight as to conflicts or problems that could arise from the requested reclassification or uses and improvements that may be specified as part of the request. They are not intended to indicate the appropriateness of the zoning action requested.

If it has been suggested that the petition forms, descriptions, briefs, and/or the site plans be amended so as to reflect better compliance with the zoning regulations and commenting agencies' standards and policies, you are requested to review these agencies, make your own judgement as to their accuracy and submit the necessary amendments to this office before November 27, 1985. In the event that any requested amendments are not received prior to this date, the petition will be advertised as originally submitted.

In view of the fact that the submitted site plan does not indicate a proposed use at this time, the comments from this Committee are general in nature. If the request is granted and an additional hearing is required at a later date, more detailed comments will be submitted at that time. If you have any questions concerning these comments, please feel free to contact me at 494-3391. Notice of the specific hearing date, which will be between March and June of 1986, will be forwarded to you in the future.

Very truly yours,

James E. Dyer, Jr.
JAMES E. DYER, Chairman
Zoning Plans Advisory Committee

JED:HEC:bcc
Enclosures
cc: George William Stephens, Jr. & Associates, Inc.
P.O. Box 6828
Towson, Md. 21204

BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
TOWSON, MARYLAND 21204
NORMAN E. GERBER
DIRECTOR

Mr. Arnold Jablon
Zoning Commission
County Office Building
Towson, Maryland 21204

SEPTEMBER 24, 1985

Re: Zoning Advisory Meeting of SEPTEMBER 17, 1985

Item # 8 - CYCLE II

Property Owner: OPERATING ENGINEER #37 PENSION FUND

Location: NW corner Garrison Forest Rd. & Crondall Ln.

Parcel 1 - 1.71 AC. PT. 1,331.62' NW of Garrison Forest Rd.

Parcel 2 - 2.12 AC. PT. 1,331.62' NW of Garrison Forest Rd.

Dear Mr. Jablon:

The Division of Current Planning and Development has reviewed the subject petition and offers the following comments. The items checked below are applicable.

- (X) There are no site planning factors requiring comment, AT THIS TIME.
- () A County Review Group Meeting is required.
- () The circulation on this site is not satisfactory.
- () The parking arrangement is not satisfactory.
- () The parking calculations must be shown on the plan.
- () This property contains soils which are defined as wetlands, and development on these soils is prohibited.
- () Construction in or alteration of the floodplain is prohibited under the provisions of Section 22-98 of the Development Regulations.
- () Development of this site may constitute a potential conflict with the Baltimore County Master Plan.
- () The Amended Development Plan was approved by the Planning Board on [blank].
- () Landscaping: Must comply with Baltimore County Landscape Manual. The property is located in a deficient service area as defined by Bill 178-79. No building permit may be issued until a Reserve Capacity Use Certificate has been issued. The deficient service is [blank].
- () The property is located in a traffic area controlled by a "D" level intersection as defined by Bill 178-79, and as conditions change are re-evaluated annually by the County Council.

(X) Additional comments:
FUTURE DEVELOPMENT ON THIS SITE MUST MEET THE REQUIREMENTS OF BILL 22-86, THE DEVELOPMENT REGULATIONS.

cc: James Hoswell

Eugene A. Rober
Chief, Current Planning and Development

BALTIMORE COUNTY
DEPARTMENT OF TRAFFIC ENGINEERING
TOWSON, MARYLAND 21204
494-3550

STEPHEN E. COLLINS
DIRECTOR

September 23, 1985

Mr. William Hackett
Chairman, Board of Appeals
Office of Law, Courthouse
Towson, Maryland 21204

Cycle II Meeting of September 17, 1985
Item No. 8
Property Owner: Operating Engineer #37 Pension Fund
Location: Parcel 1 - NW corner Garrison Forest Road
Parcel 2 - Beginning at a point 1,331.62' D.R. 1
Existing Zoning: D.R. 1
Proposed Zoning: M.L. - I.M.

Acres: Parcel 1 - 1.71 Parcel 2 - 2.12
District: 4th

Dear Mr. Hackett:

The existing DR-1 can be expected to generate 40 trips per day and the proposed ML-IM zoning can be expected to generate approximately 200 trips per day.

Michael S. Flanagan
Michael S. Flanagan
Traffic Engineer Assoc II

MSF/blid

OPERATING ENGINEERS LOCAL #37 PENSION FUND R-86-343
Item #8, Cycle II, 1985

Parcel 1 - NW corner Garrison Forest Road and Crondall Lane;
Parcel 2 - Beg. 1,331.62' NW of c/l of Garrison Forest Road and Crondall Lane

4th District

D.R. 1 to M.L.-I.M. 1.71 acres, Parcel 1
2.12 acres, Parcel 2

Aug. 29, 1985 Petition filed

S. Eric DiNenna, Esquire Counsel for Petitioner
406 W. Pennsylvania Ave. (21204)

Phyllis Cole Friedman People's Counsel

Norman E. Gerber
James G. Hoswell
Arnold Jablon
Jean M. H. Jung
James E. Dyer

James Earl Kraft
Baltimore County Board of Education
212 North Road (21204)
940 YORK ROAD

BALTIMORE COUNTY
FIRE DEPARTMENT
TOWSON, MARYLAND 21204-2566
494-4500

PAUL H. RENCKE
CHIEF

September 23, 1985

William Hackett
Chairman, Board of Appeals
Office of Planning and Zoning
Baltimore County Office Building
Towson, MD 21204

Attention: Nick Commodari, Chairman
Zoning Plans Advisory Committee

RE: Property Owner: Operating Engineer #37 Pension Fund

Location: Parcel 1 - NW corner Garrison Forest Rd. and Crondall Ln.
Item No.: 8 2 - Beg. at a pt. 1,331.62' NW of centerline of Garrison Forest Rd.
Zoning Agenda and Crondall Lane
Meeting of 9/17/85

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "X" are applicable and required to be corrected or incorporated into the final plans for the property.

(X) 1. Fire hydrants for the referenced property are required and shall be located at intervals of 300 feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.

() 2. A second means of vehicle access is required for the site.

() 3. The vehicle dead end condition shown at

EXCEEDS the maximum allowed by the Fire Department.

() 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.

(X) 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1970 Edition prior to occupancy.

() 6. Site plans are approved, as drawn.

() 7. The Fire Prevention Bureau has no comments, at this time.

REVIEWER: *John F. O'Neill* Noted and Approved: *John F. O'Neill*
Planning Group Fire Prevention Bureau
Special Inspection Division

/mb

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

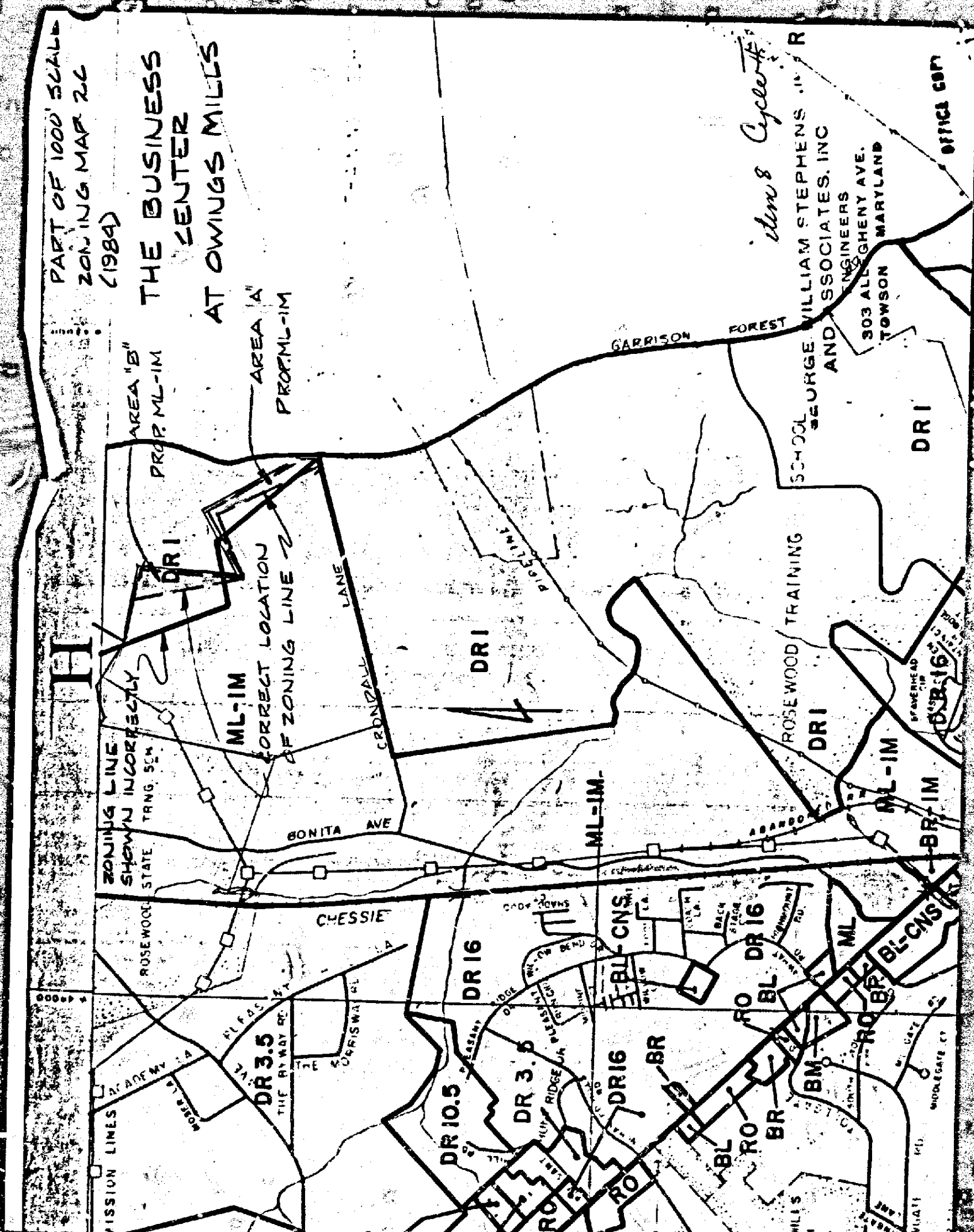
Mr. William Hackett, Chairman, Board of Appeals
TO: Mr. James Dyer, Zoning Supervisor Date: September 24, 1985
FROM: Charles E. Burnham, Chief, Building Plans Review, Department of Permits and Licenses
SUBJECT: Cycle II Zoning Meeting Scheduled 9/17/85

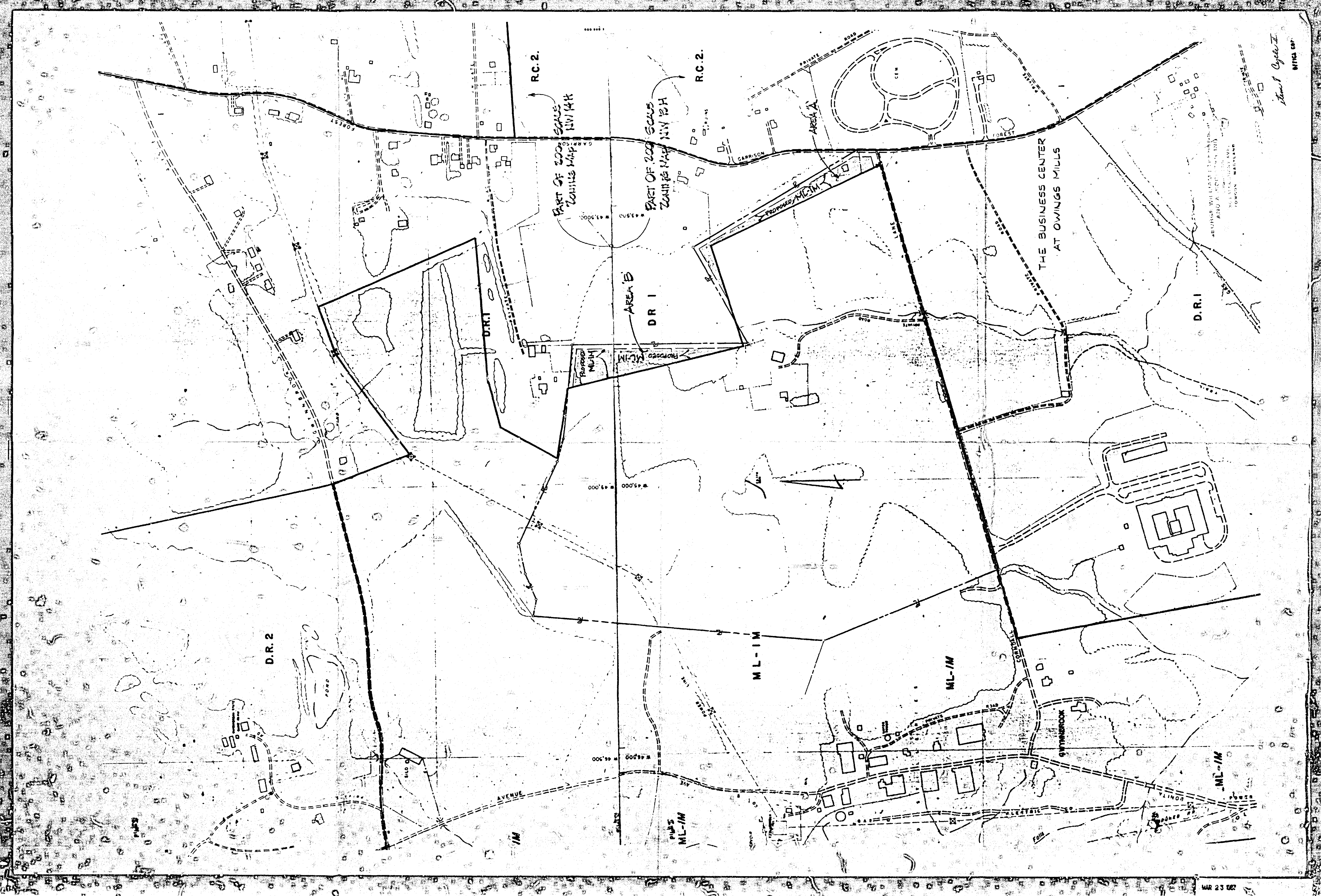
ITEM #8 - Operating Engineers #37 Pension Fund
Parcel 1 - NW Corner Garrison Forest Road and Crondall Lane
Parcel 2 - Beginning at a point 1,331.62' NW of centerline of Garrison Forest Road and Crondall Lane
4th. Election District

All improvements to the property shall have approved permits as required. Any structures proposed shall comply with the Baltimore County Building Code as may be in force at the time. Currently it is the 1984 B.O.C.A. Basic National Building, Mechanical and Energy Codes as amended and adopted by County Council Bill #17-85. Interior property line setbacks, distances between structures, etc. required for fire separations may differ from Zoning Regulations. This office should be consulted if the applicant is not familiar with the Building Code requirements.

No further comment can be made at this point.

CEB/vw





R.C. 2.

PART OF 200 AC. NW 1/4 H
ZONING MAP

AREA B
D.R. 1

R.C. 2.

PART OF 200 AC. NW 1/4 H
ZONING MAP

THE BUSINESS CENTER
AT OWINGS MILLS

D.R. 1

D.R. 2

M.L.-IM

M.L.-IM

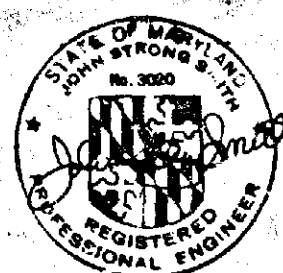
M.L.-IM



GEORGE WILLIAM STEPHENS, JR.
AND ASSOCIATES, INC.

CIVIL ENGINEERS & LAND SURVEYORS

302 ALLEGHENY AVENUE
TOWSON, MARYLAND 21204
(301) 825-8120



STATE OF MARYLAND
DEPT OF GAME AND
INLAND FISH
2/16/197

CATALYST RESEARCH CORP
6131/787
EXISTING ZONING - ML-1M

APPROVED SUBDIVISION
TRACT
103.29 AC±

THE BUSINESS CENTER AT
OWINGS MILLS

CRONDALL

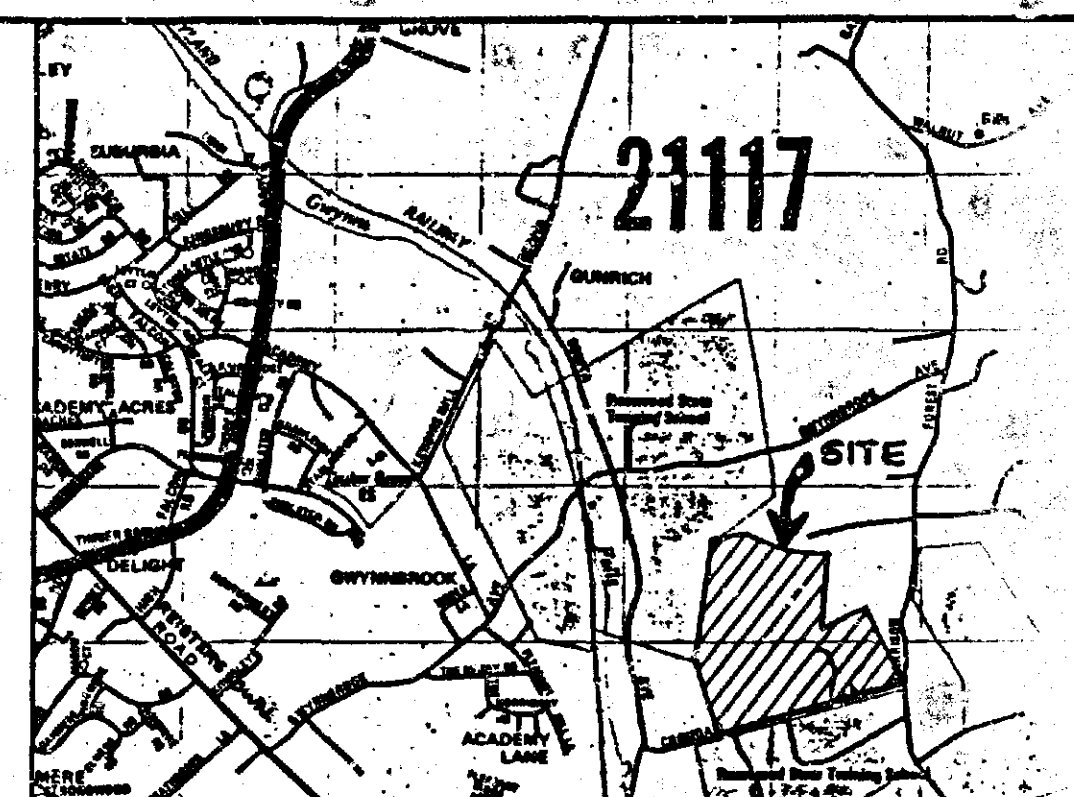
ROSEWOOD STATE HOSPITAL
EXISTING ZONING DR-1

LANE

GARRISON FOREST ROAD

POB
AREA 'A'

PI. 13
GARRISON FOREST ROAD
& CRONDALL LANE



LOCATION MAP

SCALE: 1" = 2000'

OWNER AND APPLICANT:
OPERATING ENGINEERS LOCAL NO 37
PENSION FUND
C/O MR RICHARD CARTER
8403 LOCH RAVEN BOULEVARD
TOWSON, MARYLAND 21204
661-1100

PLAT TO ACCOMPANY A PETITION
FOR A ZONING RECLASSIFICATION
FROM DR-1 TO ML-1M

BALTIMORE COUNTY, MARYLAND
SCALE: 1" = 100'

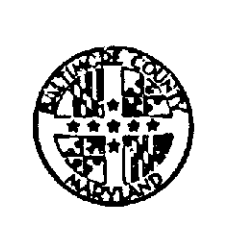
AUGUST 14, 1985
PN 5144

Graded
MAY 17 1984
2
E.D. 4
DATE 12-2-83
200
1000
DE

Operating Engineer #37 R-86-343
Parcel 1 - NW/4 Cor. Garrison Forest Rd.
1.311.62' NW of the C/L of
Forest Rd. and Crondall Lane

R-86-343
#8

R-86-343
#8



County Board of Appeals of Baltimore County
Room 200 Court House
Towson, Maryland 21204
(301) 494-3180

August 5, 1986

S. Eric DiNenna, Esquire
406 W. Pennsylvania Avenue
Towson, MD 21204

Re: Case No. R-86-343
Operating Engineers
Local #37 Pension Fund

Dear Mr. DiNenna:

We attach hereto a copy of the corrected page #4 of the Order issued on June 26th in the above entitled case. This page contained a typographical error regarding the year which now has been corrected and duly initialed by the Chairman of the Board.

Therefore, please discard page #4 of your copy of this Order and replace it with the enclosed corrected page #4. Thank you.

Very truly yours,

Edith F. Eisenhart
Edith F. Eisenhart,
Adm. Secretary

cc: Phyllis Cole Friedman
Norman E. Gerber
James G. Howell
Arnold Jablon
Jean M. H. Jung
James E. Dyer
James Earl Kraft

IN THE MATTER OF THE APPLICATION OF OPERATING ENGINEERS LOCAL #37 PENSION FUND FOR RECLASSIFICATION FROM D.R. 1 to M.L.-I.M. NW CORNER GARRISON FOREST ROAD AND CRONDALL LANE; and BEG. 1.311.62' NW OF C/L OF GARRISON FOREST ROAD AND CRONDALL LANE 4th DISTRICT

BEFORE
COUNTY BOARD OF APPEALS
OF
BALTIMORE COUNTY
NO. R-86-343
Item #8
Cycle II, 1985

OPINION

This case comes before the Board of Appeals on a petition for reclassification of two parcels of land from D.R. 1 to M.L.-I.M., one parcel containing 2.12 acres and the second parcel containing 1.71 acres, for a total of 3.83 acres. From this total a lot is being created on the corner of Garrison Forest Road and Crondall Lane to accommodate an existing residence, leaving only some 3+ acres to be considered for reclassification. Both of these parcels are roughly triangular in shape, and both parcels lie along the easterly boundary of the entire parcel. It is the Petitioner's assertion that the zoning designation of D.R. 1 on these small, irregularly shaped parcels is the result of a drafting error in the location of the zoning boundary lines.

Mr. Richard Carter, contract purchaser, first testified for the Petitioner. He stated that he desired to have the parcels rezoned so that the property lines and the zoning lines were in proper relation to each other. He also testified that a 2.30 acre parcel in the southeast corner of the main property was to be created and a large manor-type home, now in existence on the property, was to be relocated onto this 2.3 acre site.

Mr. J. S. Smith, engineer, next testified. He prepared the plat entered as Petitioner's Exhibit #1. Mr. Smith testified that an actual physical survey of the site containing some 103+ acres established that 98+

OPERATING ENGINEERS - #R-86-343

acres was zoned M.L.-I.M. but 5+ acres remained D.R. 1; i.e., the two parcels in question. It was his opinion that these two parcels were created through a drafting error on the location of the zoning lines.

Mr. Frederick P. Klaus, real estate appraiser and developer, was the last witness for the Petitioner. Mr. Klaus stated that the manor-type home on the site could be moved to the proposed location. He also noted the area of low, swampy ground to the rear of the proposed site that cannot be developed. He also testified that the entire eastern boundary of the site is heavily wooded. Petitioner's Exhibits #7 and #8 were entered during his testimony; Exhibit #7 being the Planning Board's Comments, and Exhibit #8 being the report of the Director of Planning to the Planning Board, both indicating the possible drafting error. Mr. Klaus also noted that the proposed residential lot for the manor house would also remove any additional access points to the industrial park.

Mr. James G. Howell, Planner for Baltimore County, testified as to the Comments and recommendations prior evidenced, and testified that the entire site was an issue in the 1984 map process and that the two parcels in question were probably a drafting error. This concluded Petitioner's case.

Ms. Lisa Kerr, Executive Director, Valleys Planning Council, testified in opposition to the proposed 25 foot wide D.R. 1 area along the entire eastern property line. Ms. Kerr entered People's Counsel's Exhibit #3, a color coded plat showing a desired 75 foot wide buffer strip. Her concern was the possible domino effect of this requested reclassification unless a larger than 25 foot wide buffer strip be provided.

Mr. Joseph Thompson, Jr., Mr. Edwin Jarrett and Mr. John Keller also testified. All are residents of the area and noted the rural atmosphere

PETITION FOR ZONING RE-CLASSIFICATION
SPECIAL EXCEPTION AND/OR VARIANCE

TO THE COUNTY BOARD OF APPEALS OF BALTIMORE COUNTY:
The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition (1) that the zoning status of the herein described property be re-classified, pursuant to the Zoning Law of Baltimore County, from an DR1 zone to an ML-I.M. zone, for the reasons given in the attached statement; and (2) for a Special Exception, under the said Zoning Law and Zoning Regulations of Baltimore County, to use the herein described property, for _____

RECEIVED
COUNTY BOARD OF APPEALS
MAY 29 P 2 58

(3) for the reasons given in the attached statement, a variance from the following sections of Zoning Law and Zoning Regulations of Baltimore County:

MAY 29 1986
CLERK
DISTRICT
TO NO. 34346
TYPE
REASONING
BY
ST.

Property is to be posted and advertised as prescribed by The Baltimore County Code.

I, or we, agree to pay expenses of above Re-classification, Special Exception and/or Variance, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Contract Purchaser: (Type or Print Name) _____ Signature _____ Address _____ City and State _____ Attorney for Petitioner: S. Eric DiNenna (Type or Print Name) _____ Signature _____ Address 406 W. Pennsylvania Avenue Towson, Maryland 21204 City and State _____ Attorney's Telephone No.: 296-6820	Legal Owner(s): Operating Engineer #37 Pension Fund (Type or Print Name) _____ Signature _____ Address _____ City and State _____ Signature c/o S. Eric DiNenna _____ Address 406 W. Pennsylvania Ave., 296-6820 Towson, Maryland 21204 City and State _____ Name, address and phone number of legal owner, contract purchaser or representative to be contacted _____ Name _____ Address _____ Phone No. _____
---	--

BANC-Form 1

OPERATING ENGINEERS - #R-86-343

that now exists and their desire to maintain this. All of these gentlemen asked that the buffer strip of D.R. 1 be increased from the proposed 25 feet to something greater as a protection from the possible effect of commercial utilization upon their properties. This concluded the testimony in this case.

From the testimony and evidence received, the Board is of the opinion that the demarcation lines as they now exist are in error. Throughout the entire comprehensive mapping process the site is referred to as being 103+ acres. Nowhere is it mentioned that the 5+ acres fall within the D.R. 1 area. While there is no requirement that zoning demarcation lines follow property lines, it is only good housekeeping to have them do so when possible. This affords better understanding of possible land use to all affected property owners. Had the zoning lines in this case coincided with the property lines, the entire site would have been zoned M.L.-I.M. on the 1984 map. The Petitioner has offered a 25 foot strip of D.R. 1 along the entire eastern property line and two D.R. 1 residential areas at the southeast corner of the site. These two residential lots are not before this Board at this time so no ruling on them is forthcoming, but the Board will note the testimony produced regarding their creation. The Board is of the opinion that the 25 foot wide D.R. 1 line as proposed serves two purposes. The requirements of §253.4 of the Baltimore County Zoning Regulations (BCZR) limiting buildings to only within 100 feet of a residential zoning line actually provides 125 feet of buffer area. The placing of this zoning line 25 feet inside the property lines also is a clear indication that no further expansion of the M.L.-I.M. zoning would be favorably looked upon. For all of the above reasons, the Board is of the opinion that the zoning lines as now exist are, in fact, in error and will so order.

OPERATING ENGINEERS - #R-86-343

ORDER

For the reasons set forth in the foregoing Opinion, it is this 26th day of June, 1986, by the County Board of Appeals, ORDERED that the reclassification petitioned for, be and the same is hereby GRANTED, and that the zoning lines on the subject site be redrawn as shown on Petitioner's Exhibit #1.

Any appeal from this decision must be in accordance with Rules B-1 through B-13 of the Maryland Rules of Procedure.

COUNTY BOARD OF APPEALS
OF BALTIMORE COUNTY

William T. Hackett
William T. Hackett, Chairman

William R. Evans
William R. Evans

Leroy W. Smither
Leroy W. Smither

IN THE MATTER OF OPERATING ENGINEER LOCAL #37 PENSION FUND FOR A PETITION FOR RECLASSIFICATION

BEFORE THE
BOARD OF APPEALS
FOR
BALTIMORE COUNTY
Case No. _____

MEMORANDUM IN SUPPORT OF RECLASSIFICATION PETITION

Your Petitioner, Operating Engineer Local #37 Pension Fund, by S. Eric DiNenna, S. Eric DiNenna, P.A. and DiNenna, Mann & Breschi, in support of its Reclassification Petition, and in accordance with the Baltimore County Code, respectfully says:

1. That in the adoption of the Comprehensive Zoning Map, of 1984, the Baltimore County Council erroneously zoned the subject property in a DR 1 classification;
2. That the County Council had intended a buffer zone to be created between the industrially zoned property as well as the residentially zoned property adjoining thereto but as can be seen by the Comprehensive Zoning Map as adopted, zoned same and in such a configuration as to be erroneous;
3. That your Petitioner wishes to maintain a buffer between the ML classification and the DR 1 classification in conformance with the intent of the Baltimore County Council in its adoption of the Comprehensive Zoning Map.

WHEREFORE, in addition to the above-captioned reasons, your Petitioner respectfully prays that the Board of Appeals grant a

MAR 23 1987

reclassification in accordance with the Petition filed hereto as well as other reasons to be given at the time of hearing.

S. ERIC DINENNA
S. ERIC DINENNA, P.A.
DINENNA, MANN & BRESCHI
406 W. Pennsylvania Avenue
Towson, Maryland 21204
(301) 296-6820

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 4th Date of Posting: 4-3-86
Posted for: Reclassification
Petitioner: Operating Engineers #37 Pension Fund
Location of property: Parcel #1 NW Corner Garrison Forest Rd. and Crandall Lane - Parcel #2 Beg. @ 1,331.62' NW of the c/c of Garrison Forest Rd. and Crandall Lane
Location of signs: Signs located on NW corner of Garrison Forest Rd. & Crandall Lane and 1 sign 1,332' to rear of lot line on Crandall Lane
Remarks: and 1 sign 1,332' to rear of lot line on Crandall Lane
Posted by: A.J. med Date of return: 4-11-86
Number of Signs: 2

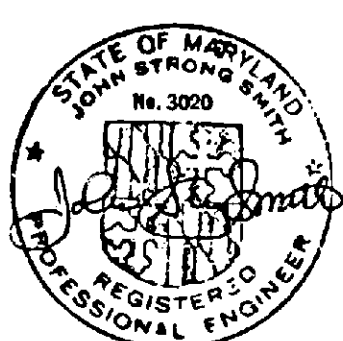
FROM THE OFFICE OF
GEORGE WILLIAM STEPHENS, JR. & ASSOCIATES, INC.
ENGINEERS
P.O. BOX 8828, TOWSON, MARYLAND 21204

Description to Accompany A Petition For
A Zoning Reclassification From DR 1 to
ML-1M August 15, 1985

(AREA "A")
Point of beginning being located N 20° 19' 11" W 127.63 Feet ± from the P.I.
of the centerlines of Garrison Forest Road and Crandall Lane, thence in a clockwise
direction:
1. S 02° 03' 18.4" E 99.52 Feet ±
2. S 74° 41' 40.6" W 66.86 Feet ±
3. N 24° 35' 09" W 1,035.92 Feet ±
4. S 73° 13' 50.5" W 299.18 Feet ±
5. N 61° 15' 16.5" E 311.22 Feet ± And
6. S 29° 50' 04.5" E 985.25 Feet ± to the place of beginning.
Containing 1.71 Acres of land more or less.

(AREA "B")
Point of beginning being located N 54° 52' 13" W 1,331.62 Feet ± from the P.I.
of the centerlines of Garrison Forest Road and Crandall Lane, thence in a clockwise
direction:
1. N 12° 56' 02" W 989.61 Feet ±
2. S 83° 08' 22.1" E 210.61 Feet ± And
3. S 00° 03' 28.5" W 881.47 Feet ± to the place of beginning.
Containing 2.12 Acres of land more or less.
(TOTAL AREA "A" AND AREA "B" = 3.83 Ac. ±)

(THIS DESCRIPTION IS FOR ZONING PURPOSES ONLY).



BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3353

ARNOLD JABLON
ZONING COMMISSIONER
April 22, 1986

JEAN M. H. JUNG
DEPUTY ZONING COMMISSIONER

S. Eric Dinenna, Esquire
406 West Pennsylvania Avenue
Towson, Maryland 21204
RE: PETITION FOR ZONING RECLASSIFICATION
Parcel No. 1 - NW corner, Garrison Forest Rd. and Crandall Ln.
Parcel No. 2 - Beg. @ 1,331.62' NW of the c/c of Garrison Forest
Rd. and Crandall Ln.
4th Election District
Operating Engineer #37 Pension Fund - Petitioner
Case No. R-86-343 (Cycle II, Item No. 8)

Dear Mr. Dinenna:

This is to advise you that \$425.25 is due for advertising and posting of the above property. This fee must be paid before an Order is issued.

Please make the check payable to Baltimore County, Maryland, and remit to Ms. Margaret E. du Bois, Zoning Office, Room 113, County Office Building, Towson, Maryland 21204, before the hearing.

Sincerely,
Arnold Jablon
Zoning Commissioner

AJ: med

BALTIMORE COUNTY, MARYLAND No. 021621
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

DATE: 5/8/86 ACCOUNT: R-01-615-000
AMOUNT: \$125.25
Operating Engineers Benefit Fund Local 37,
111 Cherry Hill Rd., Balto., Md. 21225
RECEIVED FROM:
Advertising and posting re Case #R-86-343
(Cycle II, Item No. 8)
FOR: \$ 092****42525: a 50887
VALIDATION OR SIGNATURE OF CASHIER

CHI

406 WEST PENNSYLVANIA AVE.
TOWSON, MARYLAND 21204
(301) 296-6820

May 6, 1986

RE: Case No.: R-86-343
Garrison Forest Road and
Crandall Lane
Operating Engineer #37
Pension Fund - Petitioner

Dear Mr. Commissioner:

Enclosed herewith please find a check made payable to Baltimore County, Maryland in the amount of \$425.25 in payment of the posting and advertising costs concerning the above-captioned matter.

By copy of this letter, I am notifying the County Board of Appeals of the payment of these costs.

Very truly yours,

S. ERIC DINENNA

SED:kar

cc: Board of Appeals
Richard Carter

Enclosure

RE: PETITION FOR RECLASSIFICATION : BEFORE THE COUNTY BOARD OF APPEALS
FROM D.R. 1 TO M.L.-I.M. ZONE : OF BALTIMORE COUNTY
Parcel 1: NW Corner Garrison Forest Rd.; Parcel 2: Beginning at a Point 1,331.62' NW of the Garrison Forest Rd. & Crandall Ln., 4th District
OPERATING ENGINEERS #37 PENSION FUND, Petitioner

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notices should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

Phyllis Cole Friedman
Phyllis Cole Friedman
People's Counsel for Baltimore County

Peter Max Zimmerman
Peter Max Zimmerman
Deputy People's Counsel
Room 223, Court House
Towson, Maryland 21204
494-2188

I HEREBY CERTIFY that on this 7th day of February, 1986, a copy of the foregoing Entry of Appearance was mailed to S. Eric Dinenna, Esquire, 406 W. Pennsylvania Ave., Towson, MD 21204, Attorney for Petitioner.

Peter Max Zimmerman
Peter Max Zimmerman

"DUPLICATE"
CERTIFICATE OF PUBLICATION

TOWSON, MD., April 10, 1986
THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., appearing on April 10, 1986.

THE JEFFERSONIAN,

18 Kentish
Publisher

Cost of Advertising
35.75

CERTIFICATE OF PUBLICATION

TOWSON, MD., April 10, 1986
THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., appearing on April 10, 1986.

THE JEFFERSONIAN,

18 Kentish
Publisher

Cost of Advertising
35.75

CERTIFICATE OF PUBLICATION

TOWSON, MD., April 9, 1986
THIS IS TO CERTIFY, that the annexed advertisement was published in the TOWSON TIMES, a weekly newspaper printed and published in Towson, Baltimore County, Md., appearing on April 9, 1986.

TOWSON TIMES,

18 Kentish
Publisher

59.50

COUNTY BOARD OF APPEALS
NO. FEB - 7 A 9 21

"DUPLICATE" CERTIFICATE OF PUBLICATION

TOWSON, MD., April 9, 1986

THIS IS TO CERTIFY, that the annexed advertisement was published in the TOWSON TIMES, a weekly newspaper printed and published in Towson, Baltimore County, Md., appearing on April 9, 1986.

TOWSON TIMES,
138 Kentish
Publisher

59.50

R-86-343

S. Eric DiNenna, Esquire
406 West Pennsylvania Avenue
Towson, Maryland 21204

March 27, 1986

NOTICE OF HEARING

RE: PETITION FOR ZONING RECLASSIFICATION
Parcel No. 1 - NW/cor. Garrison Forest Rd. and
Crandall La.
Parcel No. 2 - Beg. @ 1,331.62' NW of the c/l of Garrison
Forest Rd. and Crandall La.
4th Election District
Operating Engineer #37 Pension Fund - Petitioner
Case No. R-86-343 (Cycle II, Item No. 8)

TIME: 10:00 a.m.

DATE: Tuesday, April 29, 1986

PLACE: Room 218, Courthouse, Towson, Maryland

BALTIMORE COUNTY, MARYLAND
OFFICE OF PLANNING & REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. 006877

DATE: 8/29/85 ACCOUNT: 01-615-000

AMOUNT: \$ 100.00

RECEIVED FROM: S. Eric DiNenna, P.A.

FOR: Re-class. N.W. cor. Crandall La.

to Garrison Forest Rd.

8 2075*****000012 22261

VALIDATION OR SIGNATURE OF CARRIER

DINENNA, MANN & BRESCHI
ATTORNEYS AT LAW

S. ERIC DINENNA, P.A.
JAMES L. MANN, JR., P.A.
GEORGE A. BRESCHI, P.A.
ROBERT A. BRESCHI

406 WEST PENNSYLVANIA AVE.
TOWSON, MARYLAND 21204
(301) 296-6820

February 13, 1986

County Board of Appeals
Court House
Towson, Maryland 21204

ATTENTION: William Hackett, Chairman

RE: Reclassification Petition
Cycle II
Item No. 8
Operating Engineers, Petitioner
Location: Garrison Forest Road and
Crandall Lane

Dear Mr. Chairman:

This is to confirm that the above-captioned matter is being set for hearing on April 29, 1986.

I appreciate your cooperation in this matter.

Very truly yours,

S. Eric DiNenna
S. ERIC DINENNA

SED:kar

cc: James Dyer
Richard Carter

RECEIVED
COUNTY BOARD OF APPEALS
MAR 19 11 41 AM '86

HAR SINAI CONGREGATION

April 25, 1986

Mr. William Hackett, Jr.
Chairman, Board of Appeals of
Baltimore County
County Court House
Towson, Maryland 21204

Re: Owings Mills Business Park
on Crandall Lane

Dear Mr. Hackett:

The Har Sinai Congregation which owns a Cemetery on Garrison Forest Road at Crandall Lane strongly supports the position that a buffer should be drawn 100 feet inside the property line of the property designated as the Owings Mills Business Park on Crandall Lane.

The Congregation purchased the cemetery property years ago specifically to create a tranquil atmosphere where people could bury their relatives and friends in a setting of peace and beauty. To destroy the integrity of this beautiful countryside by placing a business park in this area is insult enough. To not at least create a buffer zone would be adding much injury to this insult.

We strongly urge that the county create this buffer zone.

Sincerely,

Fred Goldman
Fred Goldman

Executive Administrator

FG/br

RECEIVED
COUNTY BOARD OF APPEALS
MAR 28 10 15 AM '86

6300 Park Heights Avenue • Baltimore, Maryland 21215 • (301) 764-2882

THE VALLEYS PLANNING COUNCIL, INC.

P.O. Box 5402
Towson, Maryland 21204
Valley 8-7807

Board of Appeals
Baltimore County
Towson, Maryland 21204

Be it resolved that Mrs. Lisa Keir, who resides at 11806 Greenspring Avenue, Owings Mills, Maryland, 21117, is the executive director of the Valleys Planning Council and was duly authorized by the Board of Directors at their meeting of April 1, 1986 to speak for the Council on matters of zoning before the Board of Appeals.

The Geographical Boundaries of the Valleys Planning Council are as follows: The Western Maryland Railroad on the west, 695 on the south, I-83 on the east and on the north, generally, by an arc between Glyndon on the west and the interchange of the Harrisburg Expressway and Belfast Road on the East.

The membership of the Council consists of some 500 land owners and 10 community associations.

Richard B. Buck
Richard B. Buck
President

Alex G. Fisher
Alex G. Fisher
Secretary

ITEM NO. 8

PROPERTY OWNER: Operating Engineer #37 Pension Fund ACREAGE: 3.8
LOCATION: N/W corner of Garrison Forest Road and Crandall Lane
ELECTION DISTRICT: 4 COUNCILMANIC DISTRICT: 3

RECOMMENDED DATE OF HEARING: Week of April 21, 1986

ZONING PRIOR TO ADOPTION OF 1984 COMPREHENSIVE ZONING MAP: M.L.-I.M.; D.R. 1
EXISTING ZONING: D.R. 1
REQUESTED ZONING: M.L.-I.M.

PLANNING BOARD RECOMMENDATION: M.L.-I.M.

This 3.8-acre parcel of land is a portion of the easternmost edge of a 103-acre property zoned for industrial use. The area to the east can be characterized as low-density residential. The petitioner is requesting a change from D.R. 1 to M.L.-I.M. zoning and has chosen to submit plans that do not show a proposed use for the property.

Prior to the adoption of the 1984 Comprehensive Zoning Map, this property was zoned M.L.-I.M. and D.R. 1. During the preparation and processing of the map, the zoning of the subject property was identified as a specific issue by the County Council (Item No. 3-266). The Planning Board recommended M.L.-I.M. zoning here. The County Council adopted M.L.-I.M. zoning, providing for a buffer strip of D.R. 1 zoning along the easternmost boundary of the site.

The Planning Board believes that the irregular course of the zoning boundary line as it traverses the overall 100-acre site is the result of a drafting error during the preparation of the 1984 Comprehensive Zoning Map and that said line should be adjusted.

It is therefore recommended that the petitioner's request for M.L.-I.M. zoning be granted.

Item No. 4 is a request for a change from R.O. to the B.L. zoning classification and includes a documented site plan proposing the construction of a Savings and Loan. The zoning of this property was identified as a specific issue (4-51) during the processing of the 1984 Comprehensive Zoning Map. The Planning staff and the Planning Board recommended the retention of R.O. zoning; the County Council reaffirmed R.O. zoning here. The Director is of the opinion that the existing zoning provides for a reasonable use for the land and that the zoning map is correct.

Item No. 5 is a request for a change from O-1 to the B.M.-C.T. zoning classification. The zoning of this property was identified as a specific issue (4-44) on the 1984 Comprehensive Zoning Map. The Planning staff and Planning Board recommended, and the County Council adopted, O-1 zoning here. After reviewing this petition, it is the Director's opinion that this request should be granted. The B.M.-C.T., not the O-1 zoning, would be in conformance with the master plan for Towson. Further, the acreage of the site is not in conformance with the 2-acre minimum set forth in the Baltimore County Zoning Regulations. Also, it should be noted that the petitioner is preparing restrictive covenants for the property that will preclude any strip-commercial use of the site.

Item No. 6 is a request for a change from D.R. 5.5 to R.O. zoning. The zoning of this property was identified as a specific issue (4-4) during the processing of the 1984 Comprehensive Zoning Map. The Planning staff and Planning Board recommended the retention of D.R. 5.5 zoning; the County Council reaffirmed D.R. 5.5 zoning here. The Director believes that the existing zoning provides for a reasonable use for the land and that the zoning map is correct. The property currently contains a two-story dwelling. Further, it should be noted that the County Board of Appeals (CBA) granted a special exception to permit the conversion of the dwelling for use as a boarding house; that the Circuit Court affirmed the CBA's decision, and the matter is now pending the Court of Special Appeals on appeal (Zoning Petition No. 84-52-X).

Item No. 7 is a request for a change from B.L.-C.R. and R.C. 2 to a B.R.-C.R. zoning classification with a special exception for used car sales. It is the opinion of the Director that the existing zoning provides for a reasonable use for the land and that the zoning map is correct. Further, the Director believes that the R.C. 2 zoning cannot be reclassified to B.R.-C.R. because it does not meet the requirement of Section 1A00.3A. of the Baltimore County Zoning Regulations. Several other comments should be made concerning this request. The specific plan accompanying the special exception delineates development that would be more desirable than that which existed here in recent years. Finally, it was the intention of the Planning staff during the preparation of the initial Comprehensive Zoning Map (1971) to recommend zoning classifications in rural areas that recognized existing uses.

Item No. 8 is a request from D.R. 1 to the M.L.-I.M. zoning classification. The zoning of this property was identified as a specific issue (part of 3-266) during the processing of the 1984 Comprehensive Zoning Map process. It is the Director's opinion that a drafting error was made at that time by the Planning staff and that the subject request should be granted.

DINENNA, MANN & BRESCHI
ATTORNEYS AT LAW

S. ERIC DINENNA, P.A.
JAMES L. MANN, JR., P.A.
GEORGE A. BRESCHI, P.A.
ROBERT A. BRESCHI

406 WEST PENNSYLVANIA AVE.
TOWSON, MARYLAND 21204
(301) 296-6820

August 1, 1986

Mr. William T. Hackett
Chairman
County Board of Appeals
Courthouse
Towson, Maryland 21204

RE: Petition of Operating Engineers
Local No. 37 - Pension Fund
Case No.: R-86-343
Cycle II - 1985

Dear Mr. Hackett:

I just recently again reviewed the Opinion concerning the above-captioned matter and it must be noted that the date of your Order is June 26, 1985, instead of the correct date 1986.

I will suggest this date be changed by an Order nunc pro tunc and forwarded to all parties as a clerical error and correction.

Thank you for your cooperation.

Very truly yours,

S. Eric DiNenna
S. ERIC DINENNA

SED:kar

cc: Ms. Phyllis Cole Friedman
Mr. Richard Carter

RECEIVED
COUNTY BOARD OF APPEALS
MAR 30 11 44 AM '86

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

November 5, 1985

COUNTY OFFICE BLDG.
111 W. Chesapeake Ave.
Towson, Maryland 21204

S. Eric DiNenna, Esquire
406 West Pennsylvania Avenue
Towson, Maryland 21204

RE: Item No. 8 - Cycle II
October 1985 - April 1986
Petitioner - Operating Engineer,
#37 Pension Fund
Classification/Redistricting Petition

Dear Mr. DiNenna:

This Reclassification/Redistricting petition has been timely filed with the Board of Appeals for a public hearing within the second zoning cycle since the adoption of the current zoning maps. The petition has been reviewed by the Zoning Office as to form and content and has also been reviewed by the Zoning Plans Advisory Committee. The review and enclosed comments from the Committee are intended to provide you and the Board of Appeals with an insight as to conflicts or problems that could arise from the requested reclassification or uses and improvements that may be specified as part of the request. They are not intended to indicate the appropriateness of the zoning action requested.

If it has been suggested that the petition forms, descriptions, briefs, and/or the site plans be amended so as to reflect better compliance with the zoning regulations and commenting agencies' standards and policies, you are requested to review these agencies, make your own judgement as to their accuracy and submit the necessary amendments to this office before November 27, 1985. In the event that any requested amendments are not received prior to this date, the petition will be advertised as originally submitted.

In view of the fact that the submitted site plan does not indicate a proposed use at this time, the comments from this Committee are general in nature. If the request is granted and an additional hearing is required at a later date, more detailed comments will be submitted at that time. If you have any questions concerning these comments, please feel free to contact me at 494-3391. Notice of the specific hearing date, which will be between March and June of 1986, will be forwarded to you in the future.

Very truly yours,

James E. Dyer, Jr.
JAMES E. DYER, Chairman
Zoning Plans Advisory Committee

JED:HEC:bcc
Enclosures
cc: George William Stephens, Jr. & Associates, Inc.
P.O. Box 6828
Towson, Md. 21204

BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
TOWSON, MARYLAND 21204
NORMAN E. GERBER
DIRECTOR

Mr. Arnold Jablon
Zoning Commission
County Office Building
Towson, Maryland 21204

SEPTEMBER 24, 1985

Re: Zoning Advisory Meeting of SEPTEMBER 17, 1985

Item # 8 - CYCLE II

Property Owner: OPERATING ENGINEER #37 PENSION FUND

Location: NW corner Garrison Forest Rd. & Crondall Ln.

Parcel 1 - 1.71 AC. PT. 1,331.62' NW of c/l of Garrison Forest Rd.

Parcel 2 - 2.12 AC. PT. 1,331.62' NW of c/l of Crondall Ln.

Dear Mr. Jablon:

The Division of Current Planning and Development has reviewed the subject petition and offers the following comments. The items checked below are applicable.

- (X) There are no site planning factors requiring comment, AT THIS TIME.
- () A County Review Group Meeting is required.
- () The circulation on this site is not satisfactory.
- () The parking arrangement is not satisfactory.
- () The parking calculations must be shown on the plan.
- () This property contains soils which are defined as wetlands, and development on these soils is prohibited.
- () Construction in or alteration of the floodplain is prohibited under the provisions of Section 22-98 of the Development Regulations.
- () Development of this site may constitute a potential conflict with the Baltimore County Master Plan.
- () The Amended Development Plan was approved by the Planning Board on [blank].
- () Landscaping: Must comply with Baltimore County Landscape Manual. The property is located in a deficient service area as defined by Bill 178-79. No building permit may be issued until a Reserve Capacity Use Certificate has been issued. The deficient service is [blank].
- () The property is located in a traffic area controlled by a "D" level intersection as defined by Bill 178-79, and as conditions change are re-evaluated annually by the County Council.

(X) Additional comments:
FUTURE DEVELOPMENT ON THIS SITE MUST MEET THE REQUIREMENTS OF BILL 22-85, THE DEVELOPMENT REGULATIONS.

cc: James Hoswell

Eugene A. Rober
Chief, Current Planning and Development

BALTIMORE COUNTY
DEPARTMENT OF TRAFFIC ENGINEERING
TOWSON, MARYLAND 21204
494-3550

STEPHEN E. COLLINS
DIRECTOR

September 23, 1985

Mr. William Hackett
Chairman, Board of Appeals
Office of Law, Courthouse
Towson, Maryland 21204

Cycle II Meeting of September 17, 1985
Item No. 8
Property Owner: Operating Engineer #37 Pension Fund
Location: Parcel 1 - NW corner Garrison Forest Road
Parcel 2 - Beginning at a point 1,331.62' D.R. 1
Existing Zoning: D.R. 1
Proposed Zoning: M.L. - I.M.

Acres: Parcel 1 - 1.71 Parcel 2 - 2.12
District: 4th

Dear Mr. Hackett:

The existing DR-1 can be expected to generate 40 trips per day and the proposed ML-IM zoning can be expected to generate approximately 200 trips per day.

Michael S. Flanagan
Michael S. Flanagan
Traffic Engineer Assoc II

MSF/blid

OPERATING ENGINEERS LOCAL #37 PENSION FUND R-86-343
Item #8, Cycle II, 1985

Parcel 1 - NW corner Garrison Forest Road and Crondall Lane;
Parcel 2 - Beg. 1,331.62' NW of c/l of Garrison Forest Road and Crondall Lane

4th District

D.R. 1 to M.L.-I.M. 1.71 acres, Parcel 1
2.12 acres, Parcel 2

Aug. 29, 1985 Petition filed

S. Eric DiNenna, Esquire Counsel for Petitioner
406 W. Pennsylvania Ave. (21204)

Phyllis Cole Friedman People's Counsel
Norman E. Gerber
James G. Hoswell
Arnold Jablon
Jean M. H. Jung
James E. Dyer

James Earl Kraft
Baltimore County Board of Education
212 North Road (21204)
940 YORK ROAD

BALTIMORE COUNTY
FIRE DEPARTMENT
TOWSON, MARYLAND 21204-2566
494-4500

PAUL H. RENCKE
CHIEF

September 23, 1985

William Hackett
Chairman, Board of Appeals
Office of Planning and Zoning
Baltimore County Office Building
Towson, MD 21204

Attention: Nick Commodari, Chairman
Zoning Plans Advisory Committee

RE: Property Owner: Operating Engineer #37 Pension Fund

Location: Parcel 1 - NW corner Garrison Forest Rd. and Crondall Ln.
Item No.: 8 2 - Beg. at a pt. 1,331.62' NW of centerline of Garrison Forest Rd.
Zoning Agenda and Crondall Lane
Meeting of 9/17/85

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "X" are applicable and required to be corrected or incorporated into the final plans for the property.

(X) 1. Fire hydrants for the referenced property are required and shall be located at intervals of 300 feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.

() 2. A second means of vehicle access is required for the site.

() 3. The vehicle dead end condition shown at

EXCEEDS the maximum allowed by the Fire Department.

() 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.

(X) 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1970 Edition prior to occupancy.

() 6. Site plans are approved, as drawn.

() 7. The Fire Prevention Bureau has no comments, at this time.

REVIEWER: *John F. O'Neill* Noted and Approved: *John F. O'Neill*
Planning Group Fire Prevention Bureau
Special Inspection Division

/mb

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

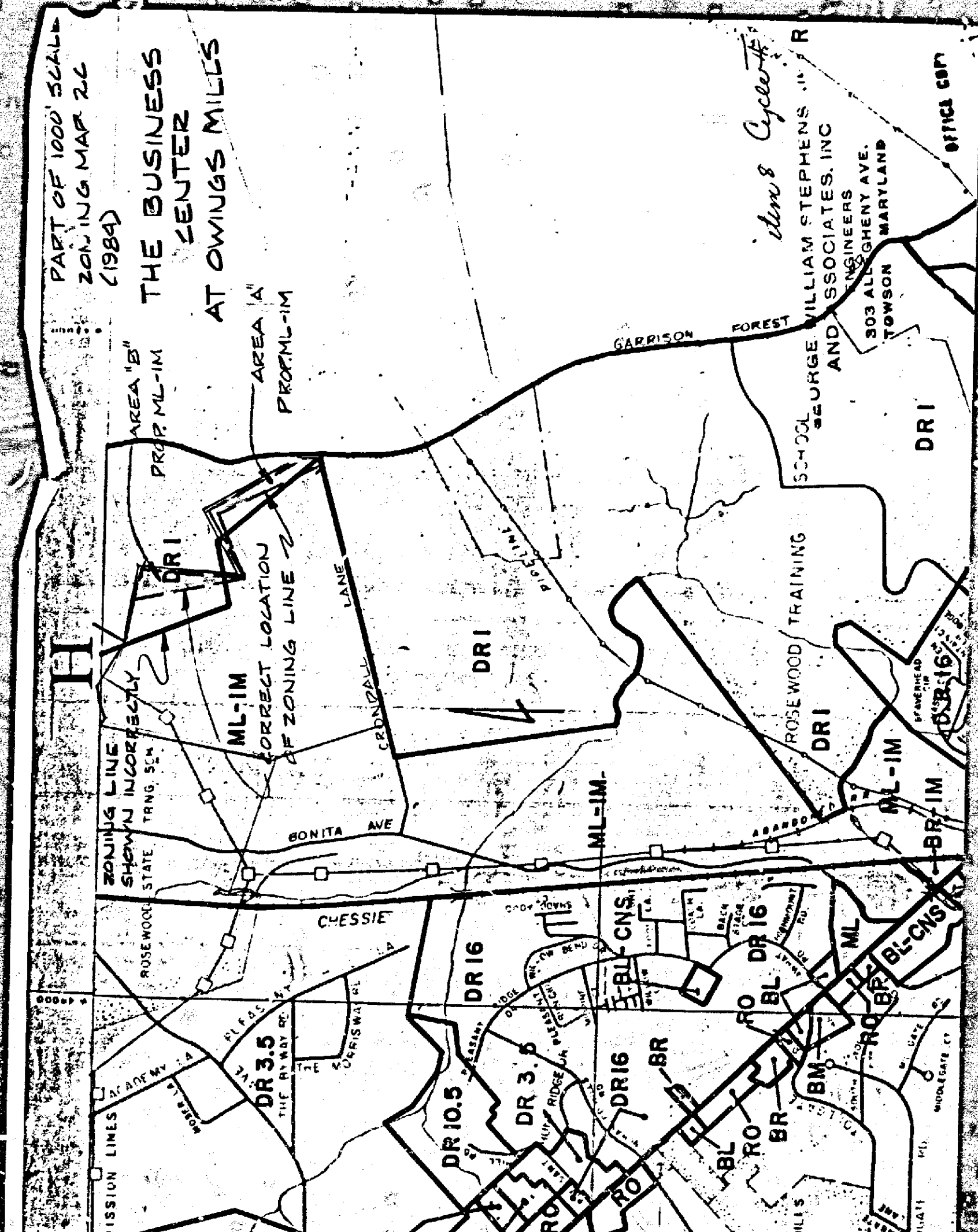
Mr. William Hackett, Chairman, Board of Appeals
TO: Mr. James Dyer, Zoning Supervisor Date: September 24, 1985
FROM: Charles E. Burnham, Chief, Building Plans Review, Department of Permits and Licenses
SUBJECT: Cycle II Zoning Meeting Scheduled 9/17/85

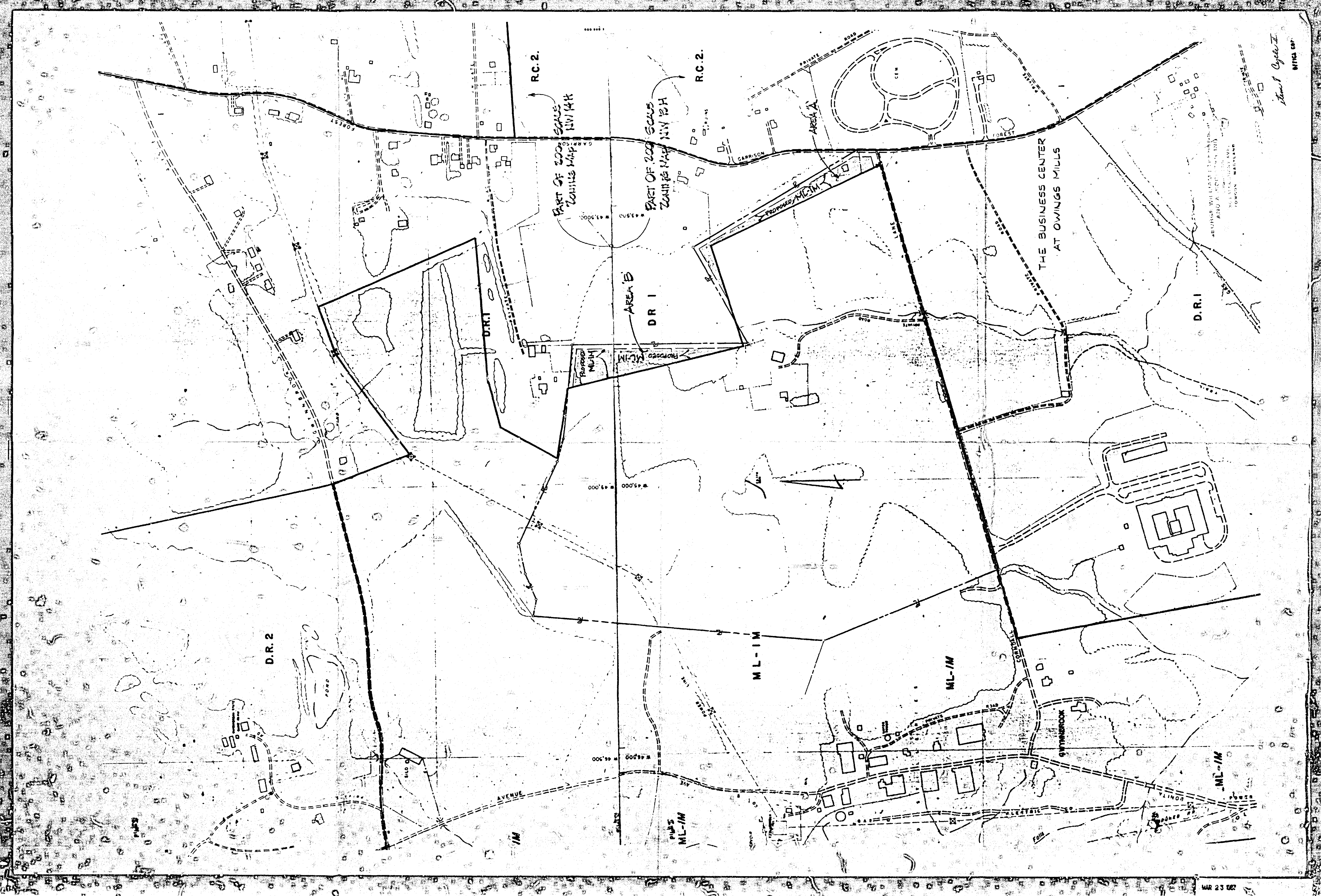
ITEM #8 - Operating Engineers #37 Pension Fund
Parcel 1 - NW Corner Garrison Forest Road and Crondall Lane
Parcel 2 - Beginning at a point 1,331.62' NW of centerline of Garrison Forest Road and Crondall Lane
4th. Election District

All improvements to the property shall have approved permits as required. Any structures proposed shall comply with the Baltimore County Building Code as may be in force at the time. Currently it is the 1984 B.O.C.A. Basic National Building, Mechanical and Energy Codes as amended and adopted by County Council Bill #17-85. Interior property line setbacks, distances between structures, etc. required for fire separations may differ from Zoning Regulations. This office should be consulted if the applicant is not familiar with the Building Code requirements.

No further comment can be made at this point.

CEB/vw





Sheet 1 of 2
OFFICE COPY

D.R. 1

THE BUSINESS CENTER
AT OWINGS MILLS

R.C. 2.

R.C. 2.

PART OF 200 ACRES
ZONING MAP
NW 1/4 H

AREA B
D.R. 1

PROPOSED M.L.-IM

M.L.-IM

M.L.-IM

M.L.-IM

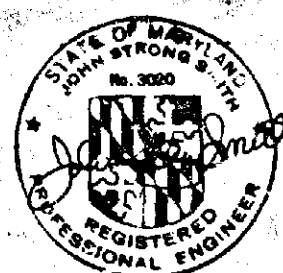
D.R. 2



GEORGE WILLIAM STEPHENS, JR.
AND ASSOCIATES, INC.

CIVIL ENGINEERS & LAND SURVEYORS

302 ALLEGHENY AVENUE
TOWSON, MARYLAND 21204
(301) 825-8120



STATE OF MARYLAND
DEPT OF GAME AND
INLAND FISH
2/16/197

CATALYST RESEARCH CORP
6131/787
EXISTING ZONING - ML-1M

APPROVED SUBDIVISION
TRACT
103.29 AC±

THE BUSINESS CENTER AT
OWINGS MILLS

CRONDALL

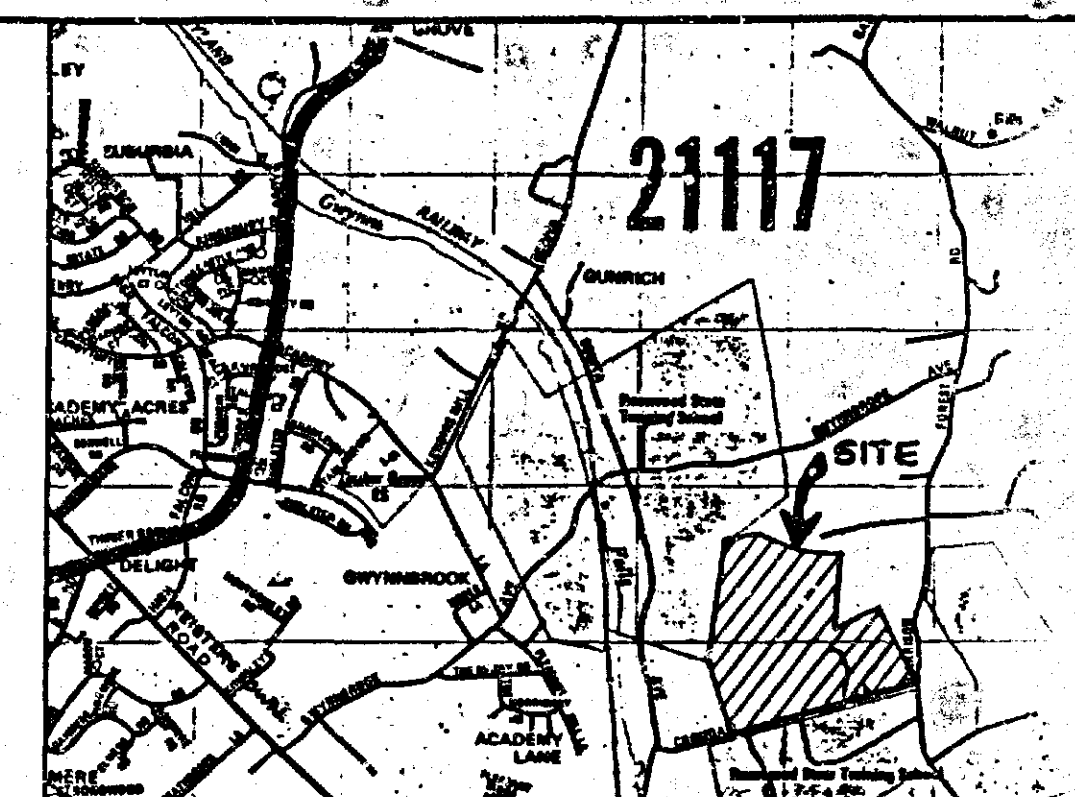
ROSEWOOD STATE HOSPITAL
EXISTING ZONING DR-1

LANE

GARRISON FOREST ROAD

POB
AREA 'A'

PI. 13
GARRISON FOREST ROAD
& CRONDALL LANE



LOCATION MAP

SCALE: 1" = 2000'

OWNER AND APPLICANT:
OPERATING ENGINEERS LOCAL NO 37
PENSION FUND
C/O MR RICHARD CARTER
8403 LOCH RAVEN BOULEVARD
TOWSON, MARYLAND 21204
661-1100

PLAT TO ACCOMPANY A PETITION
FOR A ZONING RECLASSIFICATION
FROM DR-1 TO ML-1M

BALTIMORE COUNTY, MARYLAND
SCALE: 1" = 100'

AUGUST 14, 1985
PN 5144

reclassification in accordance with the Petition filed hereto as well as other reasons to be given at the time of hearing.

S. ERIC DINENNA
S. ERIC DINENNA, P.A.
DINENNA, MANN & BRESCHI
406 W. Pennsylvania Avenue
Towson, Maryland 21204
(301) 296-6820

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 4th Date of Posting: 4-3-86
Posted for: Reclassification
Petitioner: Operating Engineers #37 Pension Fund
Location of property: Parcel #1 NW Corner Garrison Forest Rd. and Crandall Lane - Parcel #2 Beg. @ 1,331.62' NW of the c/c of Garrison Forest Rd. and Crandall Lane
Location of signs: Signs located on NW corner of Garrison Forest Rd. & Crandall Lane and 1 sign 1,332' to rear of lot corner
Remarks: and 1 sign 1,332' to rear of lot corner
Posted by: A.J. med Date of return: 4-11-86
Number of Signs: 2

FROM THE OFFICE OF
GEORGE WILLIAM STEPHENS, JR. & ASSOCIATES, INC.
ENGINEERS
P.O. BOX 8828, TOWSON, MARYLAND 21204

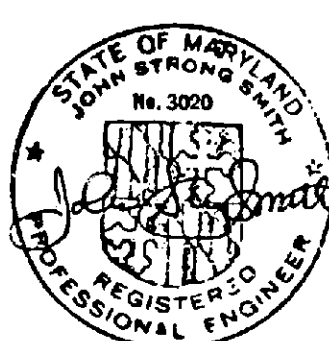
Description to Accompany A Petition For
A Zoning Reclassification From DR 1 to
ML-1M August 15, 1985

(AREA "A")
Point of beginning being located N 20° 19' 11" W 127.63 Feet ± from the P.I.
of the centerlines of Garrison Forest Road and Crandall Lane, thence in a clockwise
direction:
1. S 02° 03' 18.4" E 99.52 Feet ±
2. S 74° 41' 40.6" W 66.86 Feet ±
3. N 24° 35' 09" W 1,035.92 Feet ±
4. S 73° 13' 50.5" W 299.18 Feet ±
5. N 61° 15' 16.5" E 311.22 Feet ± And
6. S 29° 50' 04.5" E 985.25 Feet ± to the place of beginning.
Containing 1.71 Acres of land more or less.

(AREA "B")
Point of beginning being located N 54° 52' 13" W 1,331.62 Feet ± from the P.I.
of the centerlines of Garrison Forest Road and Crandall Lane, thence in a clockwise
direction:
1. N 12° 56' 02" W 989.61 Feet ±
2. S 83° 08' 22.1" E 210.61 Feet ± And
3. S 00° 03' 28.5" W 881.47 Feet ± to the place of beginning.
Containing 2.12 Acres of land more or less.

(TOTAL AREA "A" AND AREA "B" = 3.83 Ac. ±)

(THIS DESCRIPTION IS FOR ZONING PURPOSES ONLY).



BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3353

ARNOLD JABLON
ZONING COMMISSIONER
April 22, 1986

JEAN M. H. JUNG
DEPUTY ZONING COMMISSIONER

S. Eric Dinenna, Esquire
406 West Pennsylvania Avenue
Towson, Maryland 21204
RE: PETITION FOR ZONING RECLASSIFICATION
Parcel No. 1 - NW corner, Garrison Forest Rd. and Crandall Ln.
Parcel No. 2 - Beg. @ 1,331.62' NW of the c/c of Garrison Forest
Rd. and Crandall Ln.
4th Election District
Operating Engineer #37 Pension Fund - Petitioner
Case No. R-86-343 (Cycle II, Item No. 8)

Dear Mr. Dinenna:

This is to advise you that \$425.25 is due for advertising and posting of the above property. This fee must be paid before an Order is issued.

Please make the check payable to Baltimore County, Maryland, and remit to Ms. Margaret E. du Bois, Zoning Office, Room 113, County Office Building, Towson, Maryland 21204, before the hearing.

Sincerely,
Arnold Jablon
Zoning Commissioner

AJ: med

BALTIMORE COUNTY, MARYLAND No. 021621
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

DATE: 5/8/86 ACCOUNT: R-01-615-000
AMOUNT: \$125.25
Operating Engineers Benefit Fund Local 37,
111 Cherry Hill Rd., Balto., Md. 21225
RECEIVED FROM:
Advertising and posting re Case #R-86-343
(Cycle II, Item No. 8)
FOR: \$ 092****42525: a 50887
VALIDATION OR SIGNATURE OF CASHIER

CHI

406 WEST PENNSYLVANIA AVE.
TOWSON, MARYLAND 21204
(301) 296-6820

May 6, 1986

RE: Case No.: R-86-343
Garrison Forest Road and
Crandall Lane
Operating Engineer #37
Pension Fund - Petitioner

Dear Mr. Commissioner:

Enclosed herewith please find a check made payable to Baltimore County, Maryland in the amount of \$425.25 in payment of the posting and advertising costs concerning the above-captioned matter.

By copy of this letter, I am notifying the County Board of Appeals of the payment of these costs.

Very truly yours,

S. ERIC DINENNA

SED:kar

cc: Board of Appeals
Richard Carter

Enclosure

RE: PETITION FOR RECLASSIFICATION : BEFORE THE COUNTY BOARD OF APPEALS
FROM D.R. 1 TO M.L.-I.M. ZONE : OF BALTIMORE COUNTY
Parcel 1: NW Corner Garrison Forest Rd.; Parcel 2: Beginning at a Point 1,331.62' NW of the Garrison Forest Rd. & Crandall Ln., 4th District
OPERATING ENGINEERS #37 PENSION FUND, Petitioner

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notices should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

Phyllis Cole Friedman
Phyllis Cole Friedman
People's Counsel for Baltimore County

Peter Max Zimmerman
Peter Max Zimmerman
Deputy People's Counsel
Room 223, Court House
Towson, Maryland 21204
494-2188

I HEREBY CERTIFY that on this 7th day of February, 1986, a copy of the foregoing Entry of Appearance was mailed to S. Eric Dinenna, Esquire, 406 W. Pennsylvania Ave., Towson, MD 21204, Attorney for Petitioner.

Peter Max Zimmerman
Peter Max Zimmerman

"DUPLICATE"
CERTIFICATE OF PUBLICATION

TOWSON, MD., April 10, 1986
THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., appearing on April 10, 1986.

THE JEFFERSONIAN,

18 Kentish
Publisher

Cost of Advertising
35.75

CERTIFICATE OF PUBLICATION

TOWSON, MD., April 10, 1986
THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., appearing on April 10, 1986.

THE JEFFERSONIAN,

18 Kentish
Publisher

Cost of Advertising
35.75

CERTIFICATE OF PUBLICATION

TOWSON, MD., April 9, 1986
THIS IS TO CERTIFY, that the annexed advertisement was published in the TOWSON TIMES, a weekly newspaper printed and published in Towson, Baltimore County, Md., appearing on April 9, 1986.

TOWSON TIMES,

18 Kentish
Publisher

59.50

"DUPLICATE" CERTIFICATE OF PUBLICATION

TOWSON, MD., April 9, 1986

THIS IS TO CERTIFY, that the annexed advertisement was published in the TOWSON TIMES, a weekly newspaper printed and published in Towson, Baltimore County, Md., appearing on April 9, 1986.

TOWSON TIMES,

B. Kenetick
Publisher

59.50

R-86-343

S. Eric DiNenna, Esquire
406 West Pennsylvania Avenue
Towson, Maryland 21204

March 27, 1986

NOTICE OF HEARING

RE: PETITION FOR ZONING RECLASSIFICATION
Parcel No. 1 - NW/cor. Garrison Forest Rd. and
Crandall La.
Parcel No. 2 - Beg. @ 1,331.62' NW of the c/l of Garrison
Forest Rd. and Crandall La.
4th Election District
Operating Engineer #37 Pension Fund - Petitioner
Case No. R-86-343 (Cycle II, Item No. 8)

TIME: 10:00 a.m.

DATE: Tuesday, April 29, 1986

PLACE: Room 218, Courthouse, Towson, Maryland

BALTIMORE COUNTY, MARYLAND
OFFICE OF PLANNING & REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. 006877

DATE: 8/29/85 ACCOUNT: 01-615-000

AMOUNT: \$ 100.00

RECEIVED FROM: S. Eric DiNenna, P.A.

FOR: Re-class. N.W. cor. Crandall La.

to Garrison Forest Rd.

8 2075*****1000012 22261

VALIDATION OR SIGNATURE OF CARRIER

DINENNA, MANN & BRESCHI
ATTORNEYS AT LAW

S. ERIC DINENNA, P.A.
JAMES L. MANN, JR., P.A.
GEORGE A. BRESCHI, P.A.
ROBERT A. BRESCHI

406 WEST PENNSYLVANIA AVE.
TOWSON, MARYLAND 21204
(301) 296-6820

February 13, 1986

County Board of Appeals
Court House
Towson, Maryland 21204

ATTENTION: William Hackett, Chairman

RE: Reclassification Petition
Cycle II
Item No. 8
Operating Engineers, Petitioner
Location: Garrison Forest Road and
Crandall Lane

Dear Mr. Chairman:

This is to confirm that the above-captioned matter is being set for hearing on April 29, 1986.

I appreciate your cooperation in this matter.

Very truly yours,

S. Eric DiNenna
S. ERIC DINENNA

SED:kar

cc: James Dyer
Richard Carter

RECEIVED
COUNTY BOARD OF APPEALS
MAR 19 11 41 AM '86

HAR SINAI CONGREGATION

April 25, 1986

Mr. William Hackett, Jr.
Chairman, Board of Appeals of
Baltimore County
County Court House
Towson, Maryland 21204

Re: Owings Mills Business Park
on Crandall Lane

Dear Mr. Hackett:

The Har Sinai Congregation which owns a Cemetery on Garrison Forest Road at Crandall Lane strongly supports the position that a buffer should be drawn 100 feet inside the property line of the property designated as the Owings Mills Business Park on Crandall Lane.

The Congregation purchased the cemetery property years ago specifically to create a tranquil atmosphere where people could bury their relatives and friends in a setting of peace and beauty. To destroy the integrity of this beautiful countryside by placing a business park in this area is insult enough. To not at least create a buffer zone would be adding much injury to this insult.

We strongly urge that the county create this buffer zone.

Sincerely,

Fred Goldman
Fred Goldman

Executive Administrator

FG/br

RECEIVED
COUNTY BOARD OF APPEALS
MAR 28 10 15 AM '86

6300 Park Heights Avenue • Baltimore, Maryland 21215 • (301) 764-2882

THE VALLEYS PLANNING COUNCIL, INC.

P.O. Box 5402
Towson, Maryland 21204
Valley 8-7807

Board of Appeals
Baltimore County
Towson, Maryland 21204

Be it resolved that Mrs. Lisa Keir, who resides at 11806 Greenspring Avenue, Owings Mills, Maryland, 21117, is the executive director of the Valleys Planning Council and was duly authorized by the Board of Directors at their meeting of April 1, 1986 to speak for the Council on matters of zoning before the Board of Appeals.

The Geographical Boundaries of the Valleys Planning Council are as follows: The Western Maryland Railroad on the west, 695 on the south, I-83 on the east and on the north, generally, by an arc between Glyndon on the west and the interchange of the Harrisburg Expressway and Belfast Road on the East.

The membership of the Council consists of some 500 land owners and 10 community associations.

Richard B. Buck
Richard B. Buck
President

Alex G. Fisher
Alex G. Fisher
Secretary

ITEM NO. 8

PROPERTY OWNER: Operating Engineer #37 Pension Fund ACREAGE: 3.8
LOCATION: N/W corner of Garrison Forest Road and Crandall Lane
ELECTION DISTRICT: 4 COUNCILMANIC DISTRICT: 3

RECOMMENDED DATE OF HEARING: Week of April 21, 1986

ZONING PRIOR TO ADOPTION OF 1984 COMPREHENSIVE ZONING MAP: M.L.-I.M.; D.R. 1
EXISTING ZONING: D.R. 1
REQUESTED ZONING: M.L.-I.M.

PLANNING BOARD RECOMMENDATION: M.L.-I.M.

This 3.8-acre parcel of land is a portion of the easternmost edge of a 103-acre property zoned for industrial use. The area to the east can be characterized as low-density residential. The petitioner is requesting a change from D.R. 1 to M.L.-I.M. zoning and has chosen to submit plans that do not show a proposed use for the property.

Prior to the adoption of the 1984 Comprehensive Zoning Map, this property was zoned M.L.-I.M. and D.R. 1. During the preparation and processing of the map, the zoning of the subject property was identified as a specific issue by the County Council (Item No. 3-266). The Planning Board recommended M.L.-I.M. zoning here. The County Council adopted M.L.-I.M. zoning, providing for a buffer strip of D.R. 1 zoning along the easternmost boundary of the site.

The Planning Board believes that the irregular course of the zoning boundary line as it traverses the overall 100-acre site is the result of a drafting error during the preparation of the 1984 Comprehensive Zoning Map and that said line should be adjusted.

It is therefore recommended that the petitioner's request for M.L.-I.M. zoning be granted.

Item No. 4 is a request for a change from R.O. to the B.L. zoning classification and includes a documented site plan proposing the construction of a Savings and Loan. The zoning of this property was identified as a specific issue (4-51) during the processing of the 1984 Comprehensive Zoning Map. The Planning staff and the Planning Board recommended the retention of R.O. zoning; the County Council reaffirmed R.O. zoning here. The Director is of the opinion that the existing zoning provides for a reasonable use for the land and that the zoning map is correct.

Item No. 5 is a request for a change from O-1 to the B.M.-C.T. zoning classification. The zoning of this property was identified as a specific issue (4-44) on the 1984 Comprehensive Zoning Map. The Planning staff and Planning Board recommended, and the County Council adopted, O-1 zoning here. After reviewing this petition, it is the Director's opinion that this request should be granted. The B.M.-C.T., not the O-1 zoning, would be in conformance with the master plan for Towson. Further, the acreage of the site is not in conformance with the 2-acre minimum set forth in the Baltimore County Zoning Regulations. Also, it should be noted that the petitioner is preparing restrictive covenants for the property that will preclude any strip-commercial use of the site.

Item No. 6 is a request for a change from D.R. 5.5 to R.O. zoning. The zoning of this property was identified as a specific issue (4-4) during the processing of the 1984 Comprehensive Zoning Map. The Planning staff and Planning Board recommended the retention of D.R. 5.5 zoning; the County Council reaffirmed D.R. 5.5 zoning here. The Director believes that the existing zoning provides for a reasonable use for the land and that the zoning map is correct. The property currently contains a two-story dwelling. Further, it should be noted that the County Board of Appeals (CBA) granted a special exception to permit the conversion of the dwelling for use as a boarding house; that the Circuit Court affirmed the CBA's decision, and the matter is now pending the Court of Special Appeals on appeal (Zoning Petition No. 84-52-X).

Item No. 7 is a request for a change from B.L.-C.R. and R.C. 2 to a B.R.-C.R. zoning classification with a special exception for used car sales. It is the opinion of the Director that the existing zoning provides for a reasonable use for the land and that the zoning map is correct. Further, the Director believes that the R.C. 2 zoning cannot be reclassified to B.R.-C.R. because it does not meet the requirement of Section 1A00.3A. of the Baltimore County Zoning Regulations. Several other comments should be made concerning this request. The specific plan accompanying the special exception delineates development that would be more desirable than that which existed here in recent years. Finally, it was the intention of the Planning staff during the preparation of the initial Comprehensive Zoning Map (1971) to recommend zoning classifications in rural areas that recognized existing uses.

Item No. 8 is a request from D.R. 1 to the M.L.-I.M. zoning classification. The zoning of this property was identified as a specific issue (part of 3-266) during the processing of the 1984 Comprehensive Zoning Map process. It is the Director's opinion that a drafting error was made at that time by the Planning staff and that the subject request should be granted.

DINENNA, MANN & BRESCHI
ATTORNEYS AT LAW

S. ERIC DINENNA, P.A.
JAMES L. MANN, JR., P.A.
GEORGE A. BRESCHI, P.A.
ROBERT A. BRESCHI

406 WEST PENNSYLVANIA AVE.
TOWSON, MARYLAND 21204
(301) 296-6820

August 1, 1986

Mr. William T. Hackett
Chairman
County Board of Appeals
Courthouse
Towson, Maryland 21204

RE: Petition of Operating Engineers
Local No. 37 - Pension Fund
Case No.: R-86-343
Cycle II - 1985

Dear Mr. Hackett:

I just recently again reviewed the Opinion concerning the above-captioned matter and it must be noted that the date of your Order is June 26, 1985, instead of the correct date 1986.

I will suggest this date be changed by an Order nunc pro tunc and forwarded to all parties as a clerical error and correction.

Thank you for your cooperation.

Very truly yours,

S. Eric DiNenna
S. ERIC DINENNA

SED:kar

cc: Ms. Phyllis Cole Friedman
Mr. Richard Carter

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

November 5, 1985

COUNTY OFFICE BLDG.
111 W. Chesapeake Ave.
Towson, Maryland 21204

S. Eric DiNenna, Esquire
406 West Pennsylvania Avenue
Towson, Maryland 21204

RE: Item No. 8 - Cycle II
October 1985 - April 1986
Petitioner - Operating Engineer,
#37 Pension Fund
Classification/Redistricting Petition

Dear Mr. DiNenna:

This Reclassification/Redistricting petition has been timely filed with the Board of Appeals for a public hearing within the second zoning cycle since the adoption of the current zoning maps. The petition has been reviewed by the Zoning Office as to form and content and has also been reviewed by the Zoning Plans Advisory Committee. The review and enclosed comments from the Committee are intended to provide you and the Board of Appeals with an insight as to conflicts or problems that could arise from the requested reclassification or uses and improvements that may be specified as part of the request. They are not intended to indicate the appropriateness of the zoning action requested.

If it has been suggested that the petition forms, descriptions, briefs, and/or the site plans be amended so as to reflect better compliance with the zoning regulations and commenting agencies' standards and policies, you are requested to review these agencies, make your own judgement as to their accuracy and submit the necessary amendments to this office before November 27, 1985. In the event that any requested amendments are not received prior to this date, the petition will be advertised as originally submitted.

In view of the fact that the submitted site plan does not indicate a proposed use at this time, the comments from this Committee are general in nature. If the request is granted and an additional hearing is required at a later date, more detailed comments will be submitted at that time. If you have any questions concerning these comments, please feel free to contact me at 494-3391. Notice of the specific hearing date, which will be between March and June of 1986, will be forwarded to you in the future.

Very truly yours,

James E. Dyer, Jr.
JAMES E. DYER, Chairman
Zoning Plans Advisory Committee

JED:HEC:bcc
Enclosures
cc: George William Stephens, Jr. & Associates, Inc.
P.O. Box 6828
Towson, Md. 21204

BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
TOWSON, MARYLAND 21204
NORMAN E. GERBER
DIRECTOR

Mr. Arnold Jablon
Zoning Commission
County Office Building
Towson, Maryland 21204

SEPTEMBER 24, 1985

Re: Zoning Advisory Meeting of SEPTEMBER 17, 1985

Item # 8 - CYCLE II

Property Owner: OPERATING ENGINEER #37 PENSION FUND

Location: NW corner Garrison Forest Rd. & Crondall Ln.

Parcel 1 - 1.71 AC. PT. 1,331.62' NW of Garrison Forest Rd.

Parcel 2 - 2.12 AC. PT. 1,331.62' NW of Garrison Forest Rd.

Dear Mr. Jablon:

The Division of Current Planning and Development has reviewed the subject petition and offers the following comments. The items checked below are applicable.

- (X) There are no site planning factors requiring comment, AT THIS TIME.
- () A County Review Group Meeting is required.
- () The circulation on this site is not satisfactory.
- () The parking arrangement is not satisfactory.
- () The parking calculations must be shown on the plan.
- () This site is part of a larger tract; therefore it is defined as a subdivision. The plan must show the entire tract.
- () A record plat will be required and must be recorded prior to issuance of a building permit.
- () The access is not satisfactory.
- () The circulation on this site is not satisfactory.
- () The parking arrangement is not satisfactory.
- () The parking calculations must be shown on the plan.
- () This property contains soils which are defined as wetlands, and development on these soils is prohibited.
- () Construction in or alteration of the floodplain is prohibited under the provisions of Section 22-98 of the Development Regulations.
- () Development of this site may constitute a potential conflict with the Baltimore County Master Plan.
- () The Amended Development Plan was approved by the Planning Board on [blank].
- () Landscaping: Must comply with Baltimore County Landscape Manual. The property is located in a deficient service area as defined by Bill 178-79. No building permit may be issued until a Reserve Capacity Use Certificate has been issued. The deficient service is [blank].
- () The property is located in a traffic area controlled by a "D" level intersection as defined by Bill 178-79, and as conditions change are re-evaluated annually by the County Council.

(X) Additional comments:
FUTURE DEVELOPMENT ON THIS SITE MUST MEET THE REQUIREMENTS OF BILL 22-85, THE DEVELOPMENT REGULATIONS.

cc: James Hoswell Eugene A. Rober
Chief, Current Planning and Development

BALTIMORE COUNTY
DEPARTMENT OF TRAFFIC ENGINEERING
TOWSON, MARYLAND 21204
494-3550

STEPHEN E. COLLINS
DIRECTOR

September 23, 1985

Mr. William Hackett
Chairman, Board of Appeals
Office of Law, Courthouse
Towson, Maryland 21204

Cycle II Meeting of September 17, 1985
Item No. 8
Property Owner: Operating Engineer #37 Pension Fund
Location: Parcel 1 - NW corner Garrison Forest Road
Parcel 2 - Beginning at a point 1,331.62' D.R. 1
Existing Zoning: D.R. 1
Proposed Zoning: M.L. - I.M.

Acres: Parcel 1 - 1.71 Parcel 2 - 2.12
District: 4th

Dear Mr. Hackett:

The existing DR-1 can be expected to generate 40 trips per day and the proposed ML-IM zoning can be expected to generate approximately 200 trips per day.

Michael S. Flanagan
Michael S. Flanagan
Traffic Engineer Assoc II

MSF/blid

OPERATING ENGINEERS LOCAL #37 PENSION FUND R-86-343
Item #8, Cycle II, 1985

Parcel 1 - NW corner Garrison Forest Road and Crondall Lane;
Parcel 2 - Beg. 1,331.62' NW of c/l of Garrison Forest Road and Crondall Lane

4th District

D.R. 1 to M.L.-I.M. 1.71 acres, Parcel 1
2.12 acres, Parcel 2

Aug. 29, 1985 Petition filed

S. Eric DiNenna, Esquire Counsel for Petitioner
406 W. Pennsylvania Ave. (21204)

Phyllis Cole Friedman People's Counsel

Norman E. Gerber
James G. Hoswell
Arnold Jablon
Jean M. H. Jung
James E. Dyer

James Earl Kraft
Baltimore County Board of Education
212 North Road (21204)
940 YORK ROAD

BALTIMORE COUNTY
FIRE DEPARTMENT
TOWSON, MARYLAND 21204-2566
494-4500

PAUL H. RENCKE
CHIEF

September 23, 1985

William Hackett
Chairman, Board of Appeals
Office of Planning and Zoning
Baltimore County Office Building
Towson, MD 21204

Attention: Nick Commodari, Chairman
Zoning Plans Advisory Committee

RE: Property Owner: Operating Engineer #37 Pension Fund

Location: Parcel 1 - NW corner Garrison Forest Rd. and Crondall Ln.
Item No.: 8 2 - Beg. at a pt. 1,331.62' NW of centerline of Garrison Forest Rd.
Zoning Agenda and Crondall Lane
Meeting of 9/17/85

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "X" are applicable and required to be corrected or incorporated into the final plans for the property.

(X) 1. Fire hydrants for the referenced property are required and shall be located at intervals of 300 feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.

() 2. A second means of vehicle access is required for the site.

() 3. The vehicle dead end condition shown at [blank]

EXCEEDS the maximum allowed by the Fire Department.

() 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.

(X) 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1970 Edition prior to occupancy.

() 6. Site plans are approved, as drawn.

() 7. The Fire Prevention Bureau has no comments, at this time.

REVIEWER: [Signature] Noted and Approved: [Signature]
Planning Group Fire Prevention Bureau
Special Inspection Division

/mb

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

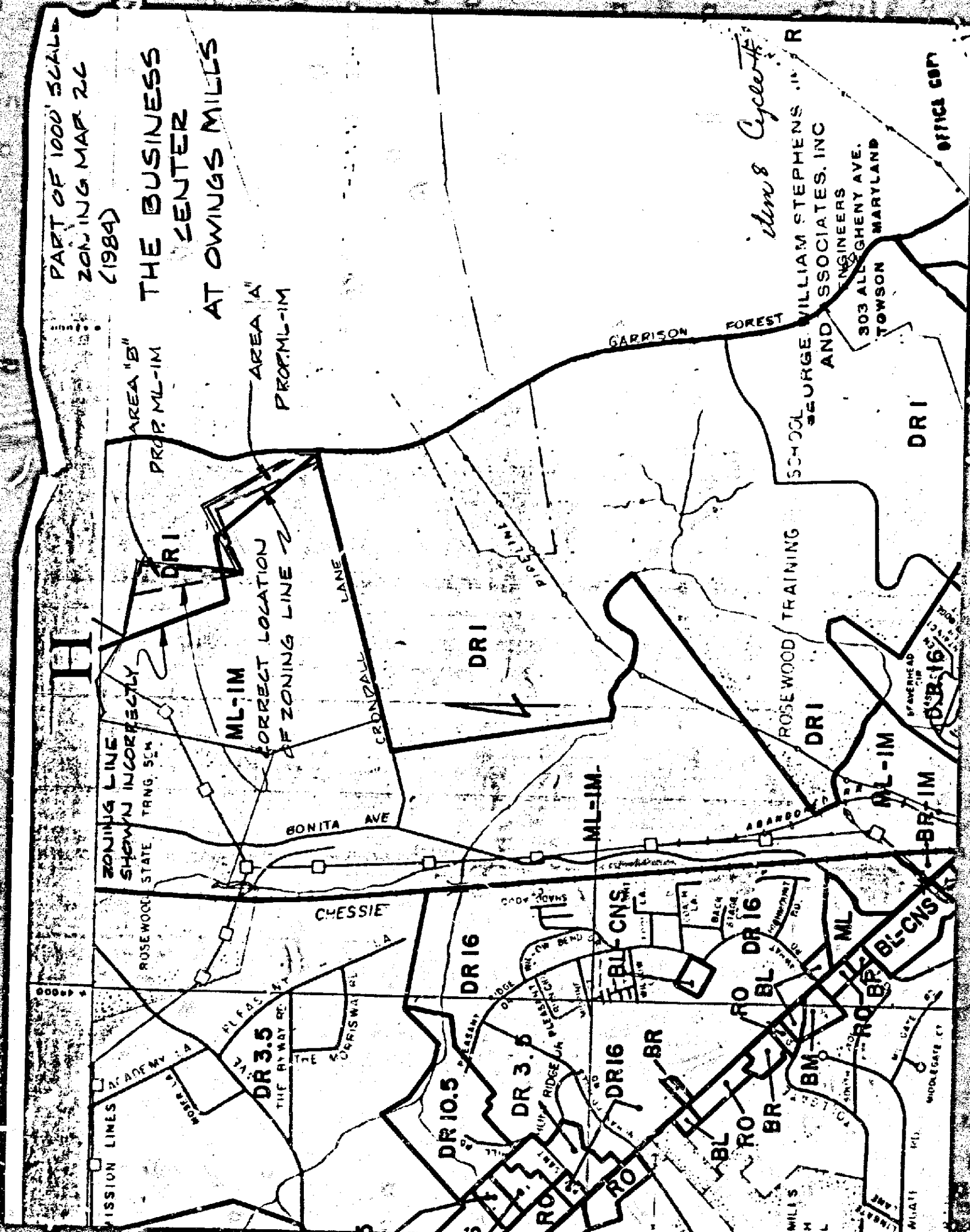
Mr. William Hackett, Chairman, Board of Appeals
TO: Mr. James Dyer, Zoning Supervisor Date: September 24, 1985
FROM: Charles E. Burnham, Chief, Building Plans Review, Department of Permits and Licenses
SUBJECT: Cycle II Zoning Meeting Scheduled 9/17/85

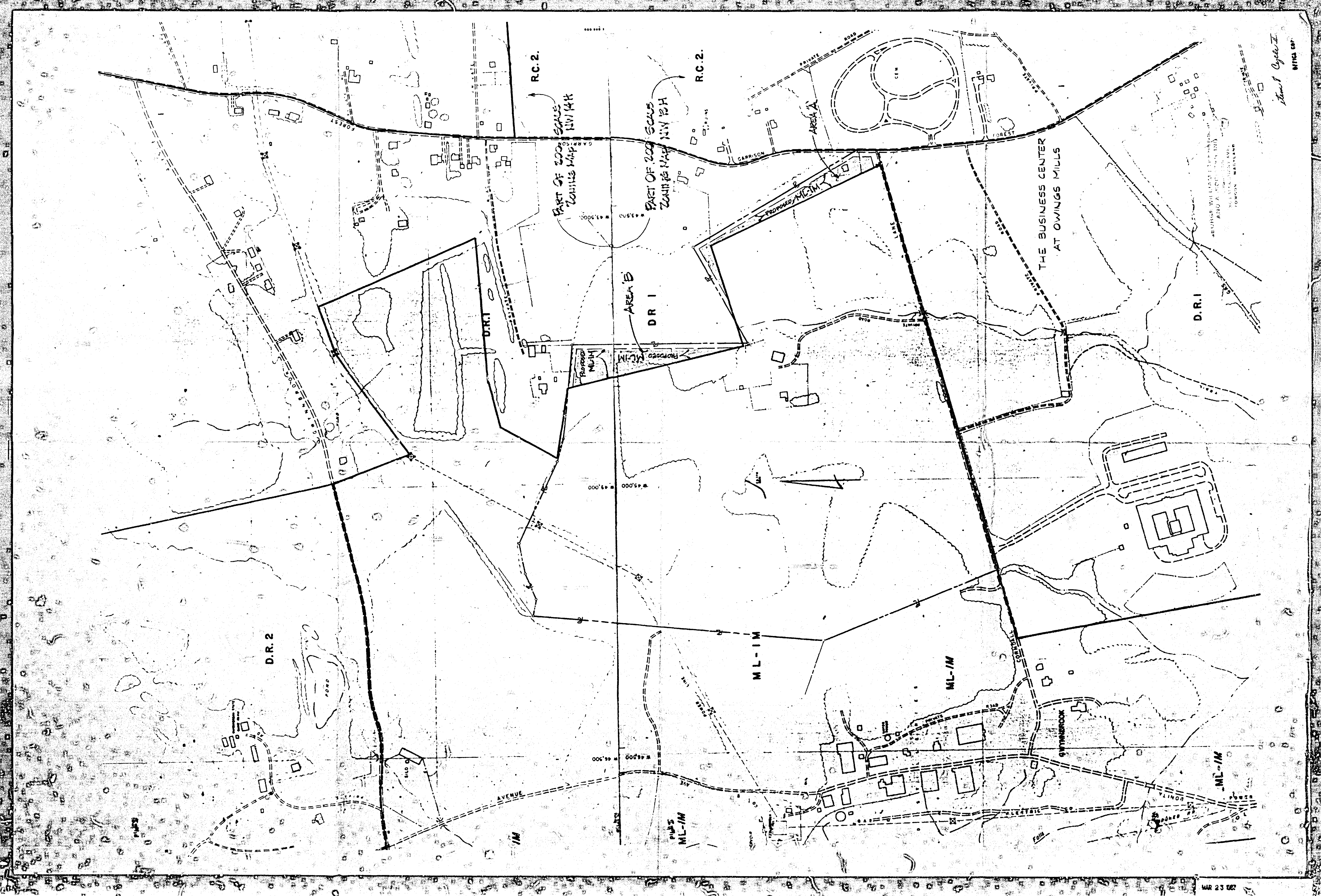
ITEM #8 - Operating Engineers #37 Pension Fund
Parcel 1 - NW Corner Garrison Forest Road and Crondall Lane
Parcel 2 - Beginning at a point 1,331.62' NW of centerline of Garrison Forest Road and Crondall Lane
4th. Election District

All improvements to the property shall have approved permits as required. Any structures proposed shall comply with the Baltimore County Building Code as may be in force at the time. Currently it is the 1984 B.O.C.A. Basic National Building, Mechanical and Energy Codes as amended and adopted by County Council Bill #17-85. Interior property line setbacks, distances between structures, etc. required for fire separations may differ from Zoning Regulations. This office should be consulted if the applicant is not familiar with the Building Code requirements.

No further comment can be made at this point.

CEB/vw





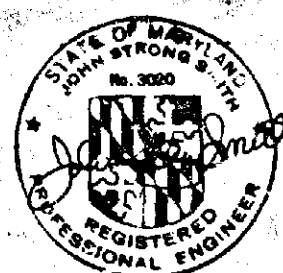
J. H. C. 1967
OFFICE OF



GEORGE WILLIAM STEPHENS, JR.
AND ASSOCIATES, INC.

CIVIL ENGINEERS & LAND SURVEYORS

302 ALLEGHENY AVENUE
TOWSON, MARYLAND 21204
(301) 825-8120



STATE OF MARYLAND
DEPT OF GAME AND
INLAND FISH
2/16/197

CATALYST RESEARCH CORP
6131/787
EXISTING ZONING - ML-1M

APPROVED SUBDIVISION
TRACT
103.29 AC±

THE BUSINESS CENTER AT
OWINGS MILLS

PLAT TO ACCOMPANY A PETITION
FOR A ZONING RECLASSIFICATION
FROM DRI TO ML-1M

BALTIMORE COUNTY, MARYLAND
SCALE: 1" = 100'

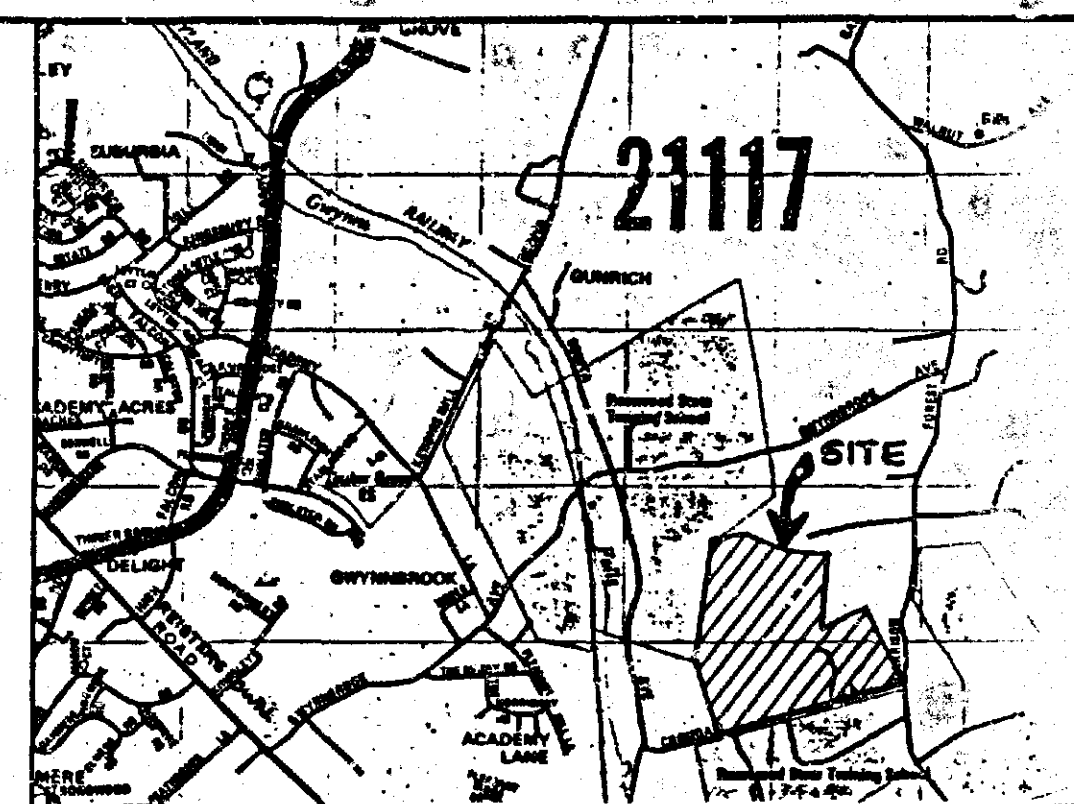
AUGUST 14, 1985
PN 5144

CRONDALL

ROSEWOOD STATE HOSPITAL
EXISTING ZONING DRI

LANE

POB AREA 'A'
GARRISON FOREST ROAD
& CRONDALL LANE



LOCATION MAP

SCALE: 1" = 2000'

OWNER AND APPLICANT:
OPERATING ENGINEERS LOCAL NO 37
PENSION FUND
C/O MR RICHARD CARTER
8403 LOCH RAVEN BOULEVARD
TOWSON, MARYLAND 21204
661-1100

JOHN W. KELLER
W/R 44/145

POB
AREA 'B'

ML-1M
REQUESTED
AREA 'B'
2.12 AC±

EX. DWG.